

PLACES TO GROW

BETTER CHOICES. BRIGHTER FUTURE.

Proposed Size and Location of Urban Growth Centres in the Greater Golden Horseshoe

Technical Paper

Spring 2008

Prepared by

Ontario Growth Secretariat

Ministry of Public Infrastructure Renewal





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Notes on Maps and Illustrations

The information displayed in illustrations and base maps in this document has been compiled from various sources, may not accurately reflect approved land-use and planning boundaries, may not be to scale, and may be out of date. The Province of Ontario assumes no responsibility or liability for any consequences of any use made of these illustrations and maps.

First Nations reserve lands are not subject to Ontario's land use planning system and First Nations reserve lands are not in the Growth Plan area.

SECTION 1.

Introduction

Places to Grow – Growth Plan for the Greater Golden Horseshoe, 2006

On June 16, 2006, the Government of Ontario released the *Growth Plan for the Greater Golden Horseshoe, 2006*. It was prepared under the *Places to Grow Act, 2005*, as part of the Places to Grow initiative to plan for healthy and prosperous communities throughout Ontario.¹



Greater Golden Horseshoe Plan Area.

¹ It is important to note that the Provincial Policy Statement, 2005, other provincial plans, and related provincial acts and policies must be read in conjunction with the Growth Plan for the Greater Golden Horseshoe, 2006.

The *Growth Plan for the Greater Golden Horseshoe, 2006* aims to:

- Revitalize downtowns to become vibrant centres;
- Create complete communities that offer more options for living, working, shopping, and playing;
- Provide greater choice in housing types to meet the needs of people at all stages of life;
- Curb sprawl and protect farmland and green spaces; and
- Reduce traffic gridlock by improving access to a greater range of transportation choices.

Creating and sustaining vibrant downtown areas are key to achieving the vision of the Growth Plan. The Growth Plan identifies twenty-five existing or emerging downtown areas as urban growth centres and establishes policies and minimum density targets to encourage intensification and downtown revitalization. The purposes of this paper are to describe the importance of urban centres, summarize the Growth Plan policies that support the establishment of urban growth centres, and outline the proposed size and location of each urban growth centre.

We want to hear from you.

We welcome feedback on the issues outlined in this document, including the guiding principles, urban growth centre profiles, and proposed size and location of each urban growth centre.

Comments can be submitted before May 30th, 2008 to:

Ontario Growth Secretariat
Ministry of Public Infrastructure Renewal
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Fax: 416-325-7403
E-mail: PlacestoGrow@ontario.ca

For more information please call our toll-free line at 1-866-479-9781 or visit www.placestogrow.ca.

Downtowns in the Greater Golden Horseshoe

Great downtowns evoke a sense of place, contribute to community identity, and are vital to public life. As the heart of a community, downtowns are the places where people want to work, live, learn, play, and participate in their community.

City centres vary in look and feel but share some common features. A vibrant urban centre reflects the diverse values of a local community. Civic pride is evident in the design and care of built heritage and natural assets. Above all, downtowns are successful when they are walkable. People are drawn to thriving social environments with shops, restaurants, and a variety of entertainment choices. An inviting public realm integrates a mix of housing styles with well-designed streets, sidewalks, and transit access. The flow of people breathes life into downtowns. In other words, urban elements come together to form a sense of place.

"Place-making" is as important to a city's quality of life as it is to economic development. The mix of activities in downtowns is intricately linked to a wide range of other economic activities in the region and beyond. In the global economy of the 21st century, healthy downtowns are central to future prosperity. Fostering and investing in a city's distinctive assets lays the groundwork for maintaining a flexible, diversified economy.

The Greater Golden Horseshoe is home to a diverse array of centres. Some centres are well-established while other centres are emerging. They all are, or aspire to be, unique centres and nodes of activity. The *Growth Plan for the Greater Golden Horseshoe, 2006* recognizes twenty-five of these centres as urban growth centres. Moreover, the Growth Plan envisages providing people with choices for easy travel both within and between urban growth centres.

Each urban growth centre will continue to play an important role in maintaining and enhancing the future of municipalities over the lifespan of the Growth Plan and beyond.

"We respond only to the problems of city life, rarely to its potential."

Kenneth Schneider, *On the Nature of Cities*

Public Spaces and Natural Areas

Urban growth centres are to be planned and designed to enhance a broad experience of urban living. Public open spaces such as parks, natural features, natural systems, and their linkages are key elements of complete communities envisioned in the Growth Plan.

Urban Growth Centres and the Growth Plan for the Greater Golden Horseshoe, 2006

The Greater Golden Horseshoe (GGH) is one of the fastest growing urban areas in North America. By 2031, close to four million more people and almost two million more jobs are forecast for this region. Choices about where and how growth occurs in the Greater Golden Horseshoe must be carefully made to build strong communities.

Growth needs to occur in a way that makes efficient use of land and infrastructure to create livable communities. Directing more growth to urban centres is fundamental to accomplishing these objectives. Achieving higher densities in core areas will enhance downtowns and reduce the pressure to develop greenfield land outside built-up areas.

Owing to their regional significance, urban growth centres are distinct from other urban areas in the Growth Plan. Urban growth centres are regional focal points for investment in institutional, recreational, commercial, cultural, and entertainment uses. They are also ideal locations for higher density residential and employment opportunities that enable walking and cycling, and are connected by existing or planned higher order transit service.

The Growth Plan recognizes the importance of developing higher density communities that are attractive for pedestrians and provide high quality public open spaces. The surrounding public realms, including park and community spaces, are an essential complement to urban living. Inspiration offered by public art, cultural expression, and community gathering creates vitality of place. The planning and integration of these components with intensified built environments are key considerations in creating complete communities.

The map below shows the urban growth centres identified in Schedule 4 of the Growth Plan for the Greater Golden Horseshoe, 2006.



Urban Growth Centres in the Greater Golden Horseshoe

Urban Growth Centre Policies

The Growth Plan policies (Section 2.2.4) on urban growth centres are provided below:

1. Urban growth centres for the GGH are identified in Schedule 4 of the *Growth Plan for the Greater Golden Horseshoe*.
2. The Minister of Public Infrastructure Renewal, in consultation with municipalities that have urban growth centres, will determine the approximate size and location of the urban growth centres.

Metrolinx

Urban growth centres will be linked and supported by an integrated transportation network.

In 2006, the Government of Ontario established Metrolinx to develop and implement a regional transportation plan for the area encompassing Hamilton, Toronto, and Durham, Halton, Peel and York Regions. Please visit www.metrolinx.com.

3. Municipalities will delineate the boundaries of urban growth centres in their official plans.

4. Urban growth centres will be planned –

- a) as focal areas for investment in institutional and region-wide public services, as well as commercial, recreational, cultural and entertainment uses
- b) to accommodate and support major transit infrastructure
- c) to serve as high density major employment centres that will attract provincially, nationally or internationally significant employment uses
- d) to accommodate a significant share of population and employment growth.

5. Urban growth centres will be planned to achieve, by 2031 or earlier, a minimum gross density target of –

- a) 400 residents and jobs combined per hectare for each of the urban growth centres in the City of Toronto
- b) 200 residents and jobs combined per hectare for each of the Downtown Brampton, Downtown Burlington, Downtown Hamilton, Downtown Milton, Markham Centre, Mississauga City Centre, Newmarket Centre, Midtown Oakville, Downtown Oshawa, Downtown Pickering, Richmond Hill/Langstaff Gateway, Vaughan Corporate Centre, Downtown Kitchener and Uptown Waterloo urban growth centres
- c) 150 residents and jobs combined per hectare for each of the Downtown Barrie, Downtown Brantford, Downtown Cambridge, Downtown Guelph, Downtown Peterborough and Downtown St. Catharines urban growth centres.

6. If at the time this Plan comes into effect, an urban growth centre is already planned to achieve, or has already achieved, a gross density that exceeds the minimum density target established in Policy 2.2.4.5, this higher density will be considered the minimum density target for that urban growth centre.

It is also important to note that municipalities must consider the entirety of the Growth Plan including the policies on cultural heritage protection, open space, design of public realm, appropriate transition of built form to adjacent areas, and transportation. These policies will continue to apply within an urban growth centre. Additionally, the Provincial Policy Statement, 2005, other provincial plans, and related provincial acts and policies must be read in conjunction with the Growth Plan.

Urban Growth Centre Density Targets

Higher density means increasing the number of residents, jobs, and services in a given area than what had previously existed. It does not necessarily mean high rise condominiums and office towers on every corner. A mix of land uses can be designed and developed in a variety of denser, pedestrian-friendly built forms such as stacked townhouses, walk-up apartments, and residential units above retail. The intensification of urban centres is also supported by redevelopment opportunities such as infill development, rehabilitation of former industrial lands, and the re-use of existing structures.

In planning for higher densities, it is important to consider that urban character, transit service levels, and redevelopment opportunities are different in each community. Recognizing that one size does not fit all, the Growth Plan outlines density targets for each urban growth centre which are intended to ensure each downtown will be planned as a complete community on an appropriate scale.

Revitalizing Downtowns in the Greater Golden Horseshoe

Urban growth centres are more than just density. They also need to consider good design, the final built form, character, and open space in creating complete communities.

Centre Block, Kitchener

In the 1990s, as retail trends began to favour suburban malls, the Kitchener Downtown Business Improvement Association began to focus its efforts on downtown revitalization. Between 1999 and 2001, the City purchased a number of properties and it has since begun a process to redevelop them.

Markham Centre

Implementation of the Markham Centre Master Plan is under way to create a complete and integrated community of pedestrian-oriented neighbourhoods and districts. These areas will contain a mix of land uses suitable to a town centre, including residential, commercial, employment, open space, and recreational, cultural and institutional facilities.

Downtown Peterborough

The City has launched a process to develop a master plan for its downtown. This plan will look at urban design, parking, transportation, parks and beautification, housing, and social services programs in the downtown, and will include a downtown economic analysis.

It is important to note that the targets set out in the Growth Plan are to be calculated as an average across the entire urban growth centre over the lifetime of the Growth Plan. Municipal intensification strategies will inform local municipal policies within the urban growth centre to achieve the overall gross density target.

Downtown Streetscapes Depicting the Growth Plan's Density Targets

Downtown Oshawa

In December 2005, the Province announced that a former brownfield site would be the location of the new Durham consolidated courthouse. Situated in the Downtown Oshawa urban growth centre, the courthouse will bring jobs and a key regional facility to this central location.

Downtown Toronto

Within the twenty-five urban growth centres, the size and scale of Toronto is unique. The city is known as an international centre of influence for commerce, culture, and innovation. Initiatives in the downtown such as the redevelopment of the waterfront and Union Station are vital to enhancing the quality of life for local residents and the region.



Density of approximately 150 residents and jobs per hectare



Density of approximately 200 residents and jobs per hectare



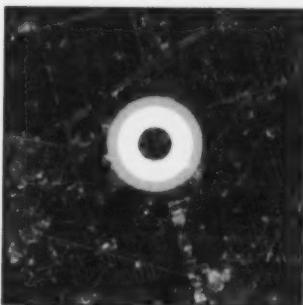
Density of approximately 400 residents and jobs per hectare

Determining the Proposed Size and Location of Urban Growth Centres

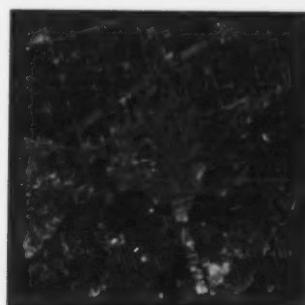
Delineating the specific boundaries of each urban growth centre is a necessary step for municipalities to implement the Growth Plan. Currently, the Growth Plan identifies twenty-five urban growth centres as dots on the Growth Plan map (Schedule 4 of the Growth Plan, see page 5). Policy 2.2.4.2 commits the Province to determine, in consultation with municipalities, the approximate size and location of the urban growth centres; that is the main purpose of this paper.

The Province worked with municipal stakeholders to develop a set of guiding principles to be used in delineating the size and location of each urban growth centre. These principles stem from the vision of the Growth Plan. They take into account what is already on the ground and envision the overall potential of each urban growth centre. The principles helped to inform the development of the proposed boundaries.

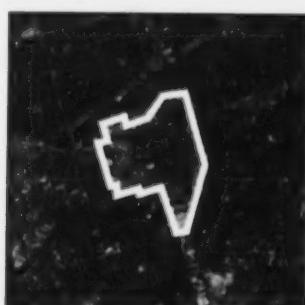
In accordance with Policy 2.2.4.3, once the approximate size and location have been determined, municipalities will then be responsible for delineating the precise boundaries of the urban growth centres in their official plans.



Completed: The Growth Plan currently identifies the general location of urban growth centres.



Present stage: This paper proposes, for public comment, the general size and location of each urban growth centre.



Implementation: After the size and location is established, municipalities will be responsible for delineating precise boundaries in their official plans.



Guiding Principles

An urban growth centre should be one contiguous area.

An urban growth centre should have opportunities for intensification and redevelopment that complement existing urban form.

An urban growth centre should be or have the potential to become multi-use in character, containing a variety of employment uses, amenities supporting daily activities, living environments and open spaces.

An urban growth centre should have or will ensure well designed, convenient and safe travel by foot, bicycle, and higher order transit.

An urban growth centre should include existing or planned institutional services and cultural facilities.

An urban growth centre should reinforce and protect natural areas and public open spaces.

The size of an urban growth centre should be large enough to achieve the density targets in a meaningful way.

Determining the general size and location required a thorough review of the development opportunities, constraints, potential uses, and built forms of each centre. Existing official plan policies and mapping served as resources for this exercise. These were augmented by local and regional documentation on historic districts, natural features and special policy areas, downtown visions, existing and proposed transit plans, and intensification strategies.

Input from municipal planners helped to refine the initial boundaries. The approximate density was then calculated for each centre using 2001 Statistics Canada population and employment data.

The proposed urban growth centre boundaries do not necessarily coincide with existing downtown planning or administrative delineations. The urban growth centre boundaries do not represent a new land use designation and do not presuppose that any specific type of development will occur within that area.

Next Steps

Please review the proposed size and location of each urban growth centre presented in this paper and submit comments to the Ministry of Public Infrastructure Renewal to the address provided in the introduction to this technical paper.

The Ministry of Public Infrastructure Renewal will review comments received on this paper and finalize the approximate size and location for each urban growth centre in a publicly accessible document.

Municipalities will then be responsible for delineating the precise boundaries of their urban growth centre(s) in their official plans.

Municipalities will establish land use designations and corresponding policies to define the specific types and densities of uses for the urban growth centres in their jurisdiction.

It is expected that municipal official plan policies for land in urban growth centres will support and encourage the type and density of development the Growth Plan envisions for urban growth centres.

SECTION 2.

Proposed Size and Location of Urban Growth Centres in the Greater Golden Horseshoe

The following section profiles twenty-five urban growth centres in the Greater Golden Horseshoe. Maps are provided at different scales according to the density targets applied to each urban growth centre:

- Urban growth centres that will be planned to achieve 150 jobs and residents per hectare are presented at a scale of approximately 1:25,000.
- Urban growth centres that will be planned to achieve 200 jobs and residents per hectare are presented at a scale of approximately 1:30,000.
- Urban growth centres that will be planned to achieve 400 jobs and residents per hectare are presented at a scale of approximately 1:40,000.

First Nations lands are not subject to Ontario's land use planning. Mapping for First Nations reserve lands is based on the "Ontario Indian Reserves 2006 Update" dataset from the Land Information Ontario database of the Ministry of Natural Resources, and is current to March, 2006.

Density analysis is based on Statistics Canada 2001 Census data. A chart summarizing these 2001 densities is included in the appendix of this document. It is anticipated that 2006 Census employment and residential density figures will be released by Statistics Canada prior to the finalization of the urban growth centres size and location exercise.

The following proposed size and location mapping is being released for use in implementing the *Growth Plan for the Greater Golden Horseshoe, 2006*. Any development on lands within the proposed urban growth centre boundary is still subject to the relevant provincial and municipal land use planning policies and approval processes.

Urban Growth Centres

150 Jobs and Residents per Hectare. Urban growth centres that will be planned to achieve 150 jobs and residents per hectare are presented at a scale of approximately 1:25,000.

Downtown Barrie	Page 14	Downtown Guelph	Page 24
Downtown Brantford	Page 18	Downtown Peterborough	Page 42
Downtown Cambridge	Page 22	Downtown St. Catharines	Page 48

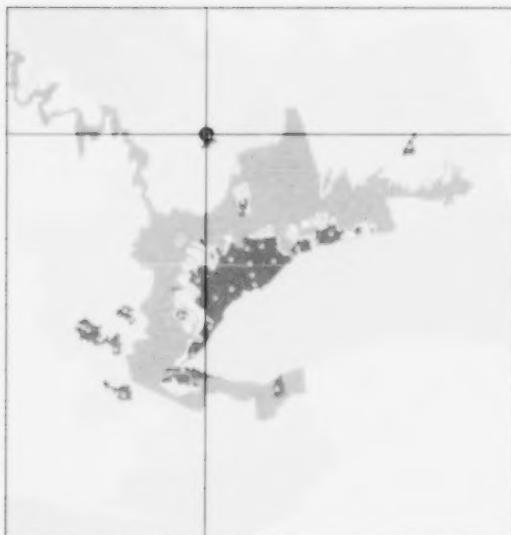
200 Jobs and Residents per Hectare. Urban growth centres with targets of 200 jobs and residents per hectare are presented at a scale of approximately 1:30,000.

Downtown Brampton	Page 16	Newmarket Centre	Page 36
Downtown Burlington	Page 20	Midtown Oakville	Page 38
Downtown Hamilton	Page 26	Downtown Oshawa	Page 40
Downtown Kitchener	Page 28	Downtown Pickering	Page 44
Markham Centre	Page 30	Richmond Hill/Langstaff Gateway	Page 46
Downtown Milton	Page 32	Vaughan Corporate Centre	Page 60
Mississauga City Centre	Page 34	Uptown Waterloo	Page 62

400 Jobs and Residents per Hectare. Urban growth centres with targets of 400 jobs and residents per target are presented at a scale of approximately 1:40,000. All five of the centres in this target class are located in the City of Toronto.

Toronto: Downtown	Page 50	Toronto: Scarborough Centre	Page 56
Toronto: Etobicoke Centre	Page 52	Toronto: Yonge-Eglinton Centre	Page 58
Toronto: North York Centre	Page 54		

Downtown Barrie Urban Growth Centre



Growth Plan Density Target

150 jobs and residents per hectare

The City of Barrie is a dynamic and growing community located on the western shore of Lake Simcoe. It is home to the northernmost urban growth centre in the Greater Golden Horseshoe.

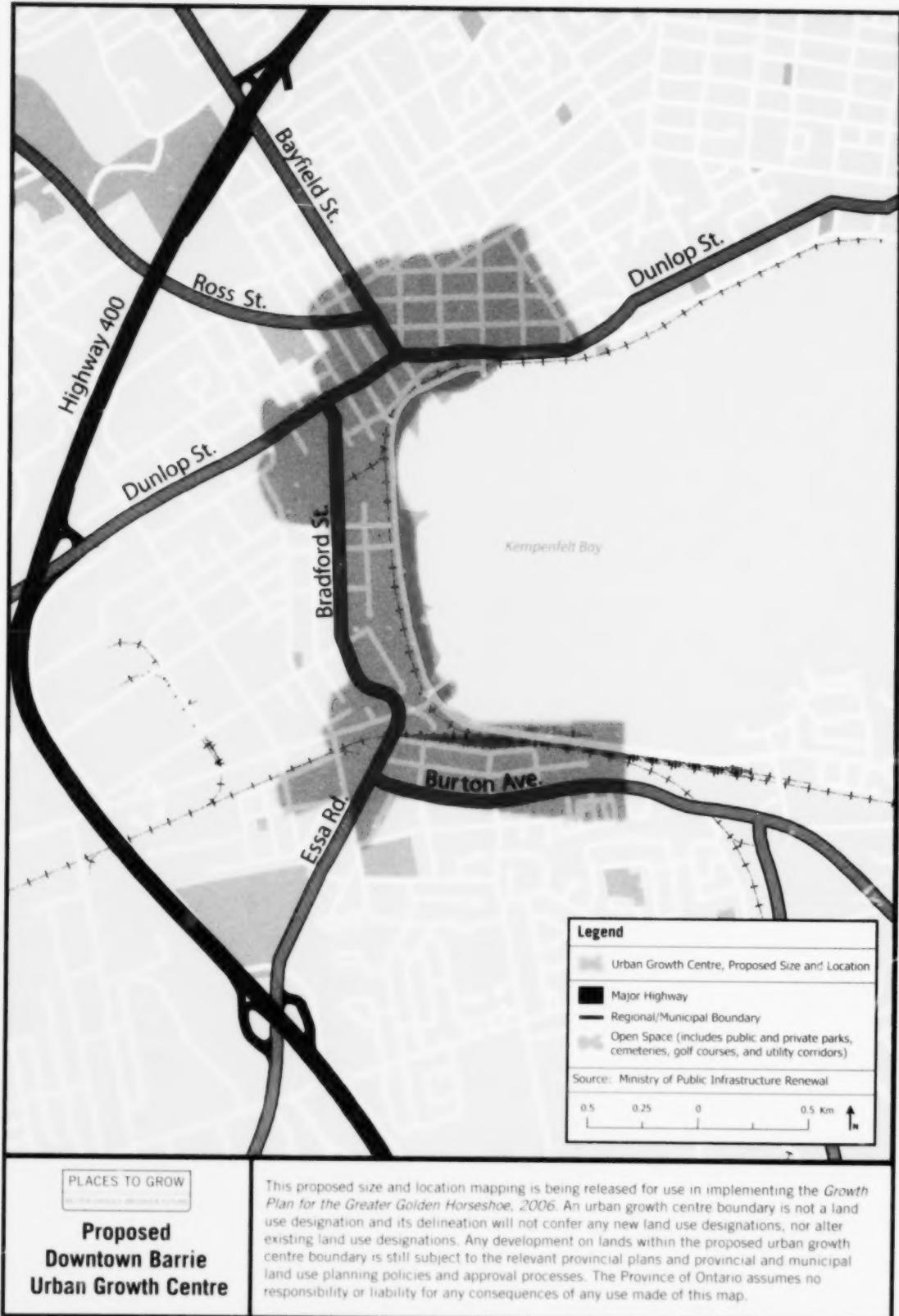
The Downtown Barrie urban growth centre serves as the regional, commercial and civic centre for the surrounding area and contains many vital institutional, cultural and government facilities accessed by residents both in the city and throughout neighbouring Simcoe County.

The proposed urban growth centre includes the City Centre and Allandale Centre in the south. This mixed-use area provides a unique atmosphere thanks to its historic character and attractive waterfront location.

In planning the Downtown Barrie urban growth centre, the City of Barrie is encouraged to consider:

- Supporting planned transit investments through increased intensification opportunities near the proposed GO Station.
- Increasing opportunities for residential and employment development for a balanced live/work relationship.
- The protection of natural heritage features around Kempenfelt Bay.





Downtown Brampton Urban Growth Centre



Growth Plan Density Target

200 jobs and residents per hectare

Brampton is located in the western portion of the Greater Golden Horseshoe, and is one of two urban growth centres in Peel Region. Statistical analysis confirms that this urban growth centre has a well balanced live/work character.

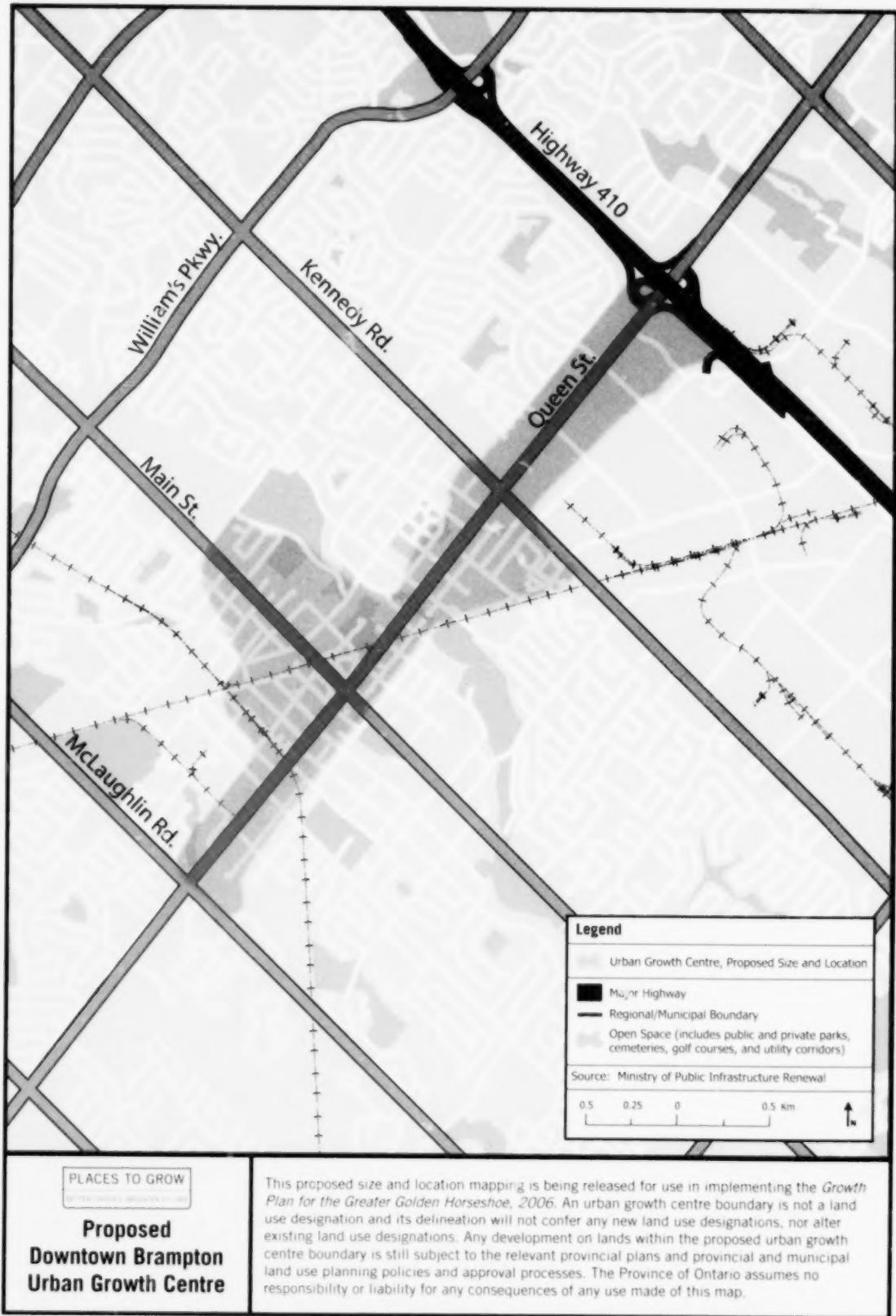
The downtown is a mixed-use area anchored by the historic "Four Corners" located at Queen Street and Main Street. The centre contains a significant cluster of cultural amenities, institutional facilities, and local and regional transit infrastructure.

The city is presently experiencing rapid growth as witnessed by an increase in population of 33% between 2001 and 2006. While much of this growth was experienced outside the downtown core, the effects of this growth are felt in the downtown where there is growing demand for higher density residential developments and prestige office space.

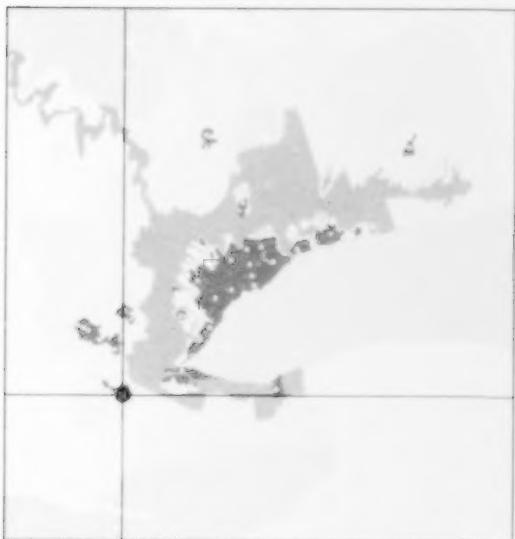
In planning the Downtown Brampton urban growth centre, the City of Brampton is encouraged to consider:

- Balancing opportunities for intensification with the protection of uses within the floodplain Special Policy Area in the downtown.
- Focusing redevelopment and intensification around existing services and facilities, including proposed transit investments.
- Protecting the downtown's heritage character.





Downtown Brantford Urban Growth Centre



Growth Plan Density Target

150 jobs and residents per hectare

The City of Brantford is located in the southwestern portion of the Greater Golden Horseshoe along the banks of the Grand River. The downtown serves as the major regional centre to both residents of the city and those of adjacent Brant County.

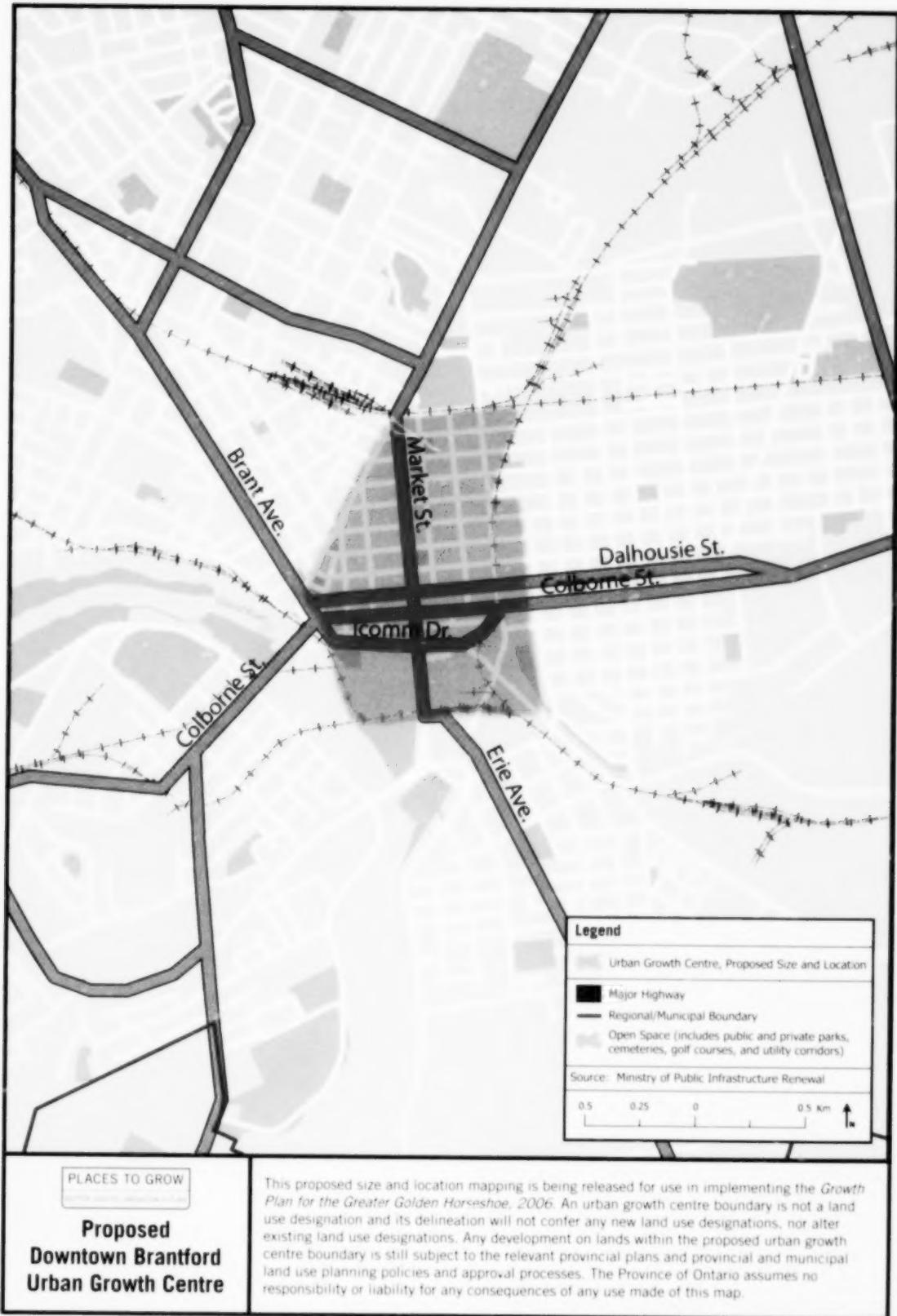
Brantford's downtown is a walkable, mixed-use community with a cluster of institutional facilities, including a number of recently established post-secondary education facilities.

Brantford's City Council and its citizens are committed to downtown revitalization. In 2001, a community-based consultation resulted in a multi-faceted implementation plan for the downtown core.

In planning the Downtown Brantford urban growth centre, the City of Brantford is encouraged to consider:

- Maintaining and enhancing the pedestrian-friendly nature of the urban growth centre.
- Encouraging opportunities for increased residential development in order to further develop a well balanced, complete community.





Downtown Burlington Urban Growth Centre



Growth Plan Density Target

200 jobs and residents per hectare

The City of Burlington is located in the western portion of the Greater Golden Horseshoe on the shores of Lake Ontario and is one of three urban growth centres in Halton Region.

Originally a commercial centre known as Wellington Square, Downtown Burlington has evolved into a vibrant centre offering a wide variety of opportunities to live, work, and play.

The downtown is generally focused around Brant Street and Lakeshore Road and offers a mix of uses ranging from public institutions and cultural facilities to office and retail functions. A large number of heritage structures collectively contribute to the character of Downtown Burlington.

Downtown Burlington's waterfront is a key feature of the downtown that serves as an attractive destination for residents and employers.

In planning the Downtown Burlington urban growth centre, the City of Burlington is encouraged to consider:

- Reinforcing the connection between the downtown with the waterfront through current waterfront renewal initiatives.
- Promoting residential opportunities in order to balance the live/work ratio in the downtown.





Downtown Cambridge Urban Growth Centre



Growth Plan Density Target

150 jobs and residents per hectare

Cambridge is located in the western portion of the Greater Golden Horseshoe, on the eastern banks of the Grand River. The Cambridge urban growth centre generally focuses on the historic Galt City Centre, and it is one of three urban growth centres in Waterloo Region.

Downtown Cambridge is a focal point for the surrounding communities. More recently, institutional and residential investments in downtown Cambridge have been guiding revitalization efforts.

Planned transit investments in the area include transit stations on the proposed regional rapid transit system which will connect Downtown Cambridge with the Kitchener and Waterloo urban growth centres.

In planning the Downtown Cambridge urban growth centre, the City of Cambridge is encouraged to consider:

- Supporting planned transit investments within the urban growth centre through planning for intensification.
- Maintaining and enhancing the pedestrian-friendly nature of the urban growth centre.
- Protecting and enhancing the historic nature of the downtown.





Downtown Guelph Urban Growth Centre



Growth Plan Density Target

150 jobs and residents per hectare

Downtown Guelph is located in the northwestern portion of the Greater Golden Horseshoe at the convergence of the Speed and Erasmosa Rivers. The urban growth centre is largely focused around Guelph's central business district and historic core.

The downtown offers many cultural, historical, and recreational attractions and activities. Downtown Guelph also serves as a key regional transportation hub with a regional rail and bus station that is connected to the local transit system.

In planning the Downtown Guelph urban growth centre, the City of Guelph is encouraged to consider:

- Supporting the city's unique cultural heritage resources.
- Intensification of uses in existing structures.
- Supporting brownfield redevelopment.

Key Statistics

Approximate Area

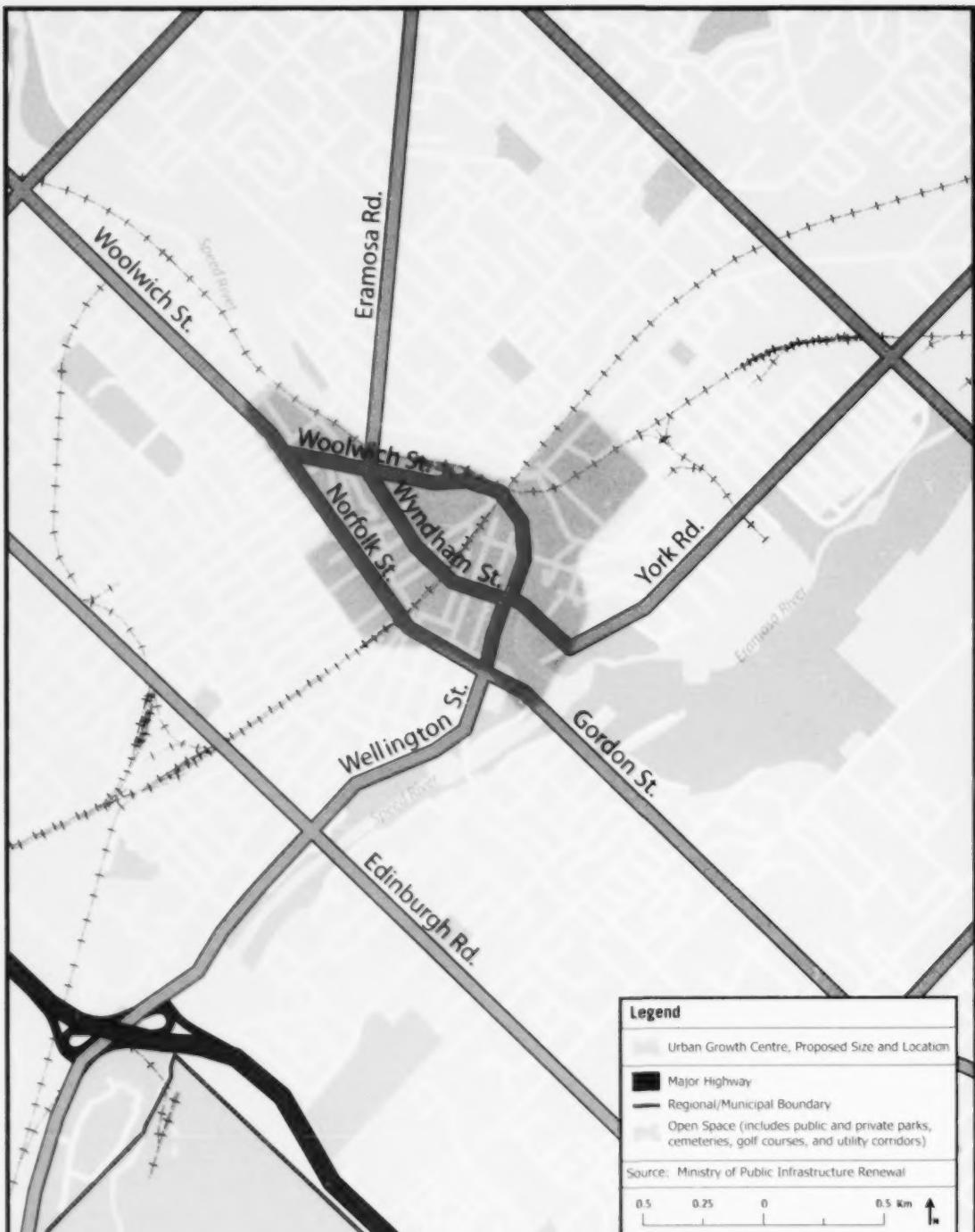
115 hectares

Approximate Density, 2001*

95 jobs and residents per hectare

*based on Statistics Canada data on an area closely corresponding to the proposed size and location



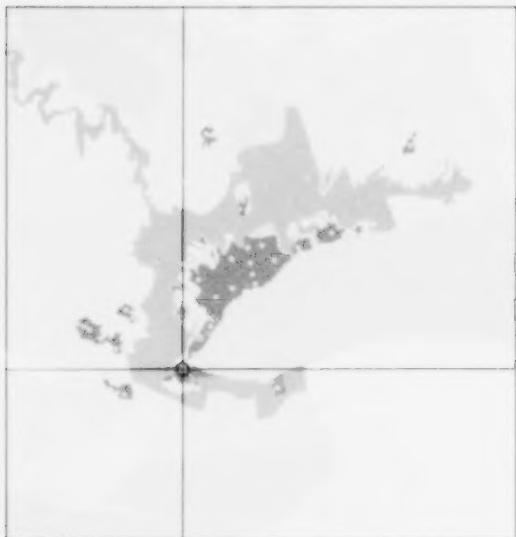


PLACES TO GROW

Proposed Downtown Guelph Urban Growth Centre

This proposed size and location mapping is being released for use in implementing the *Growth Plan for the Greater Golden Horseshoe, 2006*. An urban growth centre boundary is not a land use designation and its delineation will not confer any new land use designations, nor alter existing land use designations. Any development on lands within the proposed urban growth centre boundary is still subject to the relevant provincial plans and provincial and municipal land use planning policies and approval processes. The Province of Ontario assumes no responsibility or liability for any consequences of any use made of this map.

Downtown Hamilton Urban Growth Centre



Growth Plan Density Target 200 jobs and residents per hectare

Downtown Hamilton is situated on the southwest shore of Lake Ontario. The downtown is connected with regional GO transit and is in close proximity to provincial Highway 403 and an active marine port.

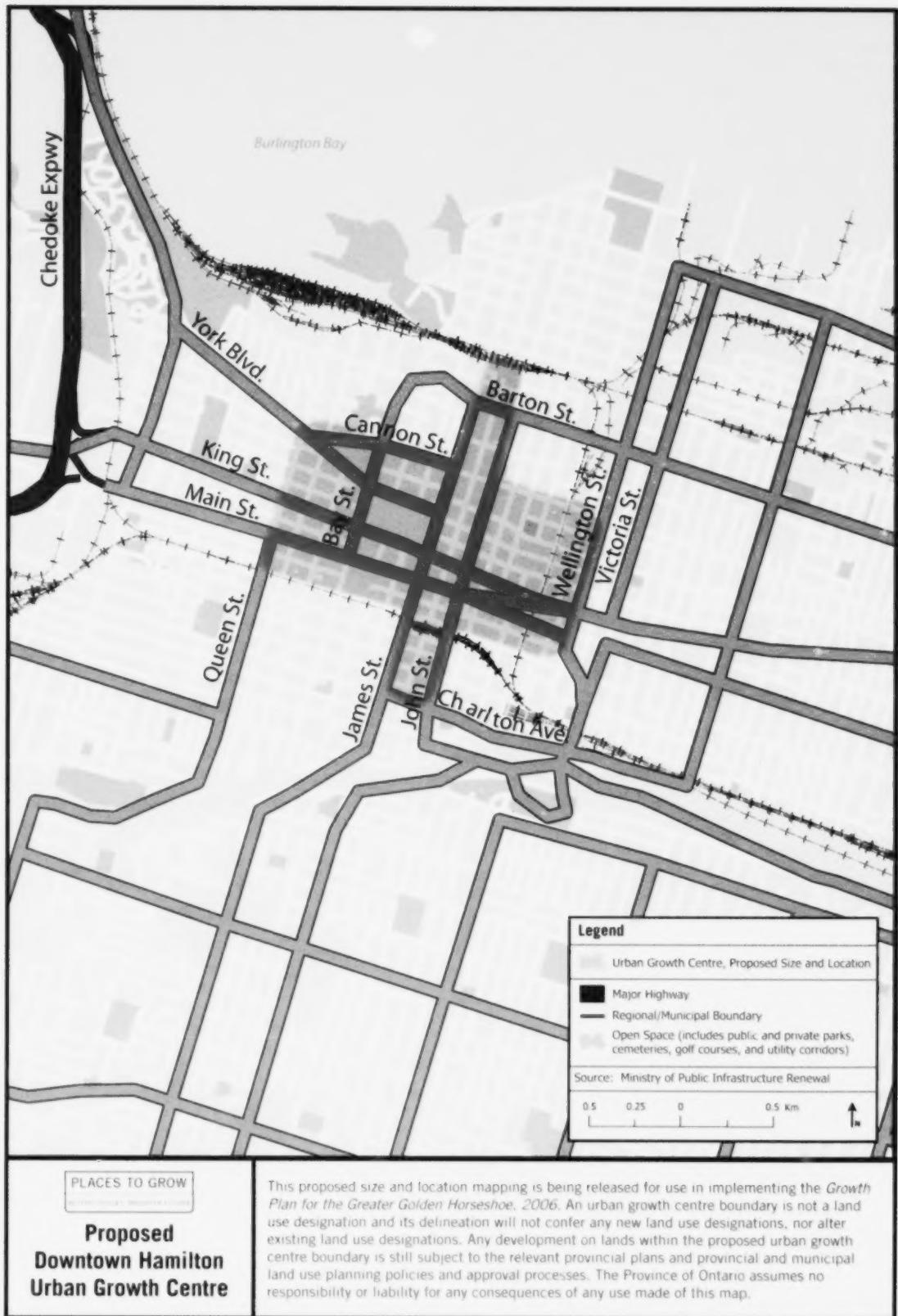
Downtown Hamilton is a significant regional commercial and cultural centre for the surrounding region. It offers a variety of services and amenities in a highly walkable and mixed-use environment.

The Hamilton urban growth centre has a rich history resulting in a legacy of historic buildings and streetscapes surrounded by many vibrant neighbourhoods, each with their own distinct character.

In planning the Downtown Hamilton urban growth centre, the City of Hamilton is encouraged to consider:

- Maintaining and enhancing existing brownfield redevelopment strategies.
- Preservation of the downtown's heritage structures.
- Enhancing the downtown's pedestrian environment and ensuring a vibrant mix of uses.
- Promoting and encouraging densities greater than the Growth Plan target.





Downtown Kitchener Urban Growth Centre



Growth Plan Density Target

200 jobs and residents per hectare

Downtown Kitchener is located in the western portion of the Greater Golden Horseshoe, and is one of three urban growth centres in Waterloo Region.

Kitchener's downtown is recognized for its rich industrial heritage, and recent revitalization efforts have seen creative re-use of building stock historically used for manufacturing.

Downtown Kitchener is home to many community and institutional facilities that service the region. Proposed institutional and cultural investments will serve to further boost downtown revitalization efforts.

Key Statistics

Approximate Area

115 hectares

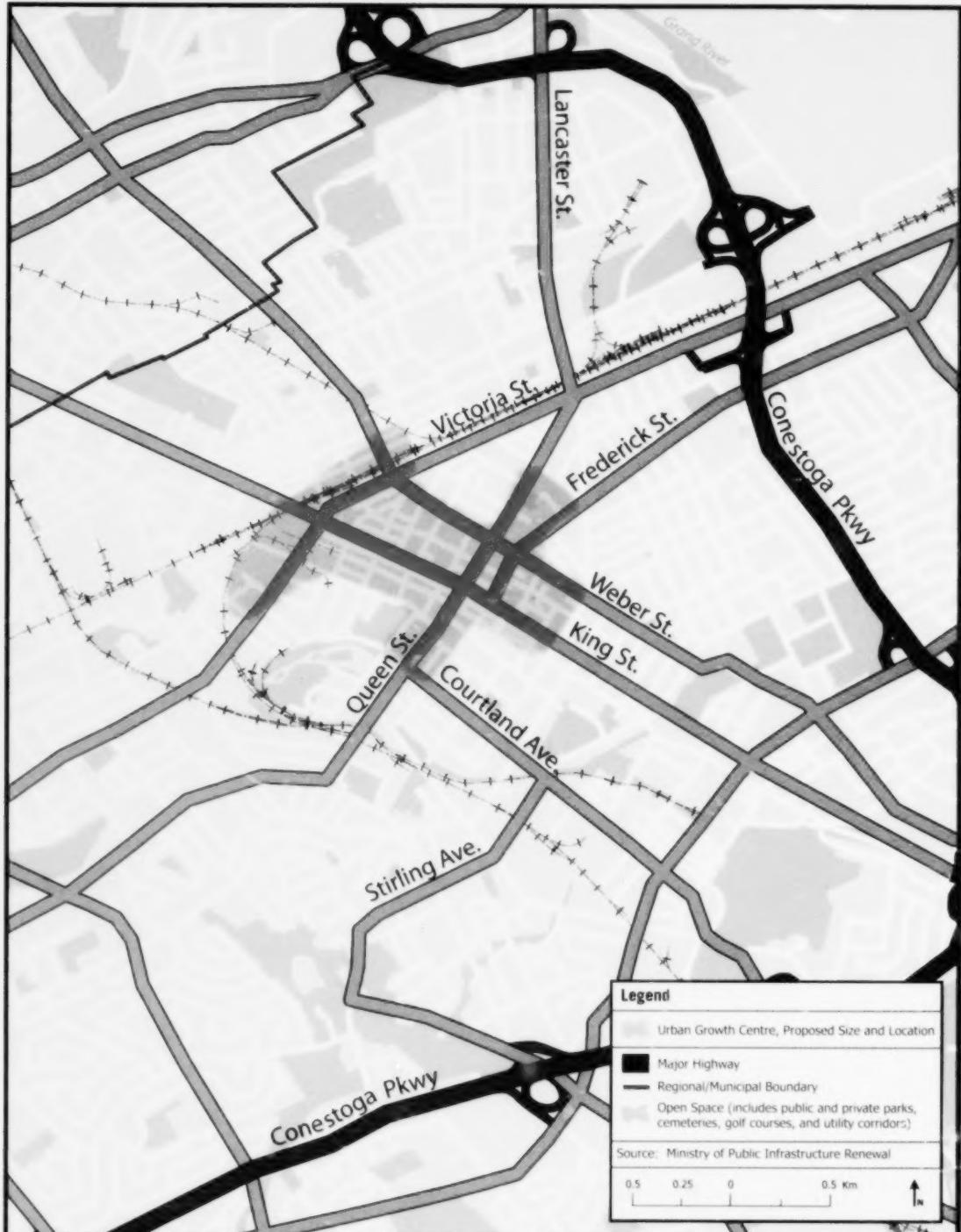
Approximate Density, 2001*

120 jobs and residents per hectare

*based on Statistics Canada data on an area closely corresponding to the proposed size and location.



- Supporting planned transit investments within the urban growth centre through intensification.
- Improving the live/work balance in Downtown Kitchener by encouraging further residential development opportunities.
- Maximizing brownfield redevelopment opportunities.



PLACES TO GROW

Proposed Downtown Kitchener Urban Growth Centre

This proposed size and location mapping is being released for use in implementing the *Growth Plan for the Greater Golden Horseshoe, 2006*. An urban growth centre boundary is not a land use designation and its delineation will not confer any new land use designations, nor alter existing land use designations. Any development on lands within the proposed urban growth centre boundary is still subject to the relevant provincial plans and provincial and municipal land use planning policies and approval processes. The Province of Ontario assumes no responsibility or liability for any consequences of any use made of this map.

Markham Centre Urban Growth Centre



Growth Plan Density Target

200 jobs and residents per hectare

Markham's urban growth centre is centrally located in the Greater Golden Horseshoe and is one of four urban growth centres in York Region. Additionally, it is one of three urban growth centres aligned along the Highway 7 corridor through York Region.

The centre has grown very rapidly in the last two decades with a number of institutional, cultural and government facilities and, more recently, office and residential uses.

In the late 1990s, Markham established a master plan for its future downtown and put into place the policies necessary to achieve a central urban focus for the town. Markham Centre will be a node for community activity and public gatherings and will help define the municipality by providing a mix of housing, offices and institutions, plus recreational, cultural and entertainment opportunities.

In planning the Markham Centre urban growth centre, the Town of Markham is encouraged to consider:

- Supporting existing and planned transit investments through intensification.
- Enhancing walkability within the urban growth centre and to surrounding areas through urban design and consideration of built form.
- Protecting natural heritage features associated with the Rouge River valley.

Key Statistics

Approximate Area

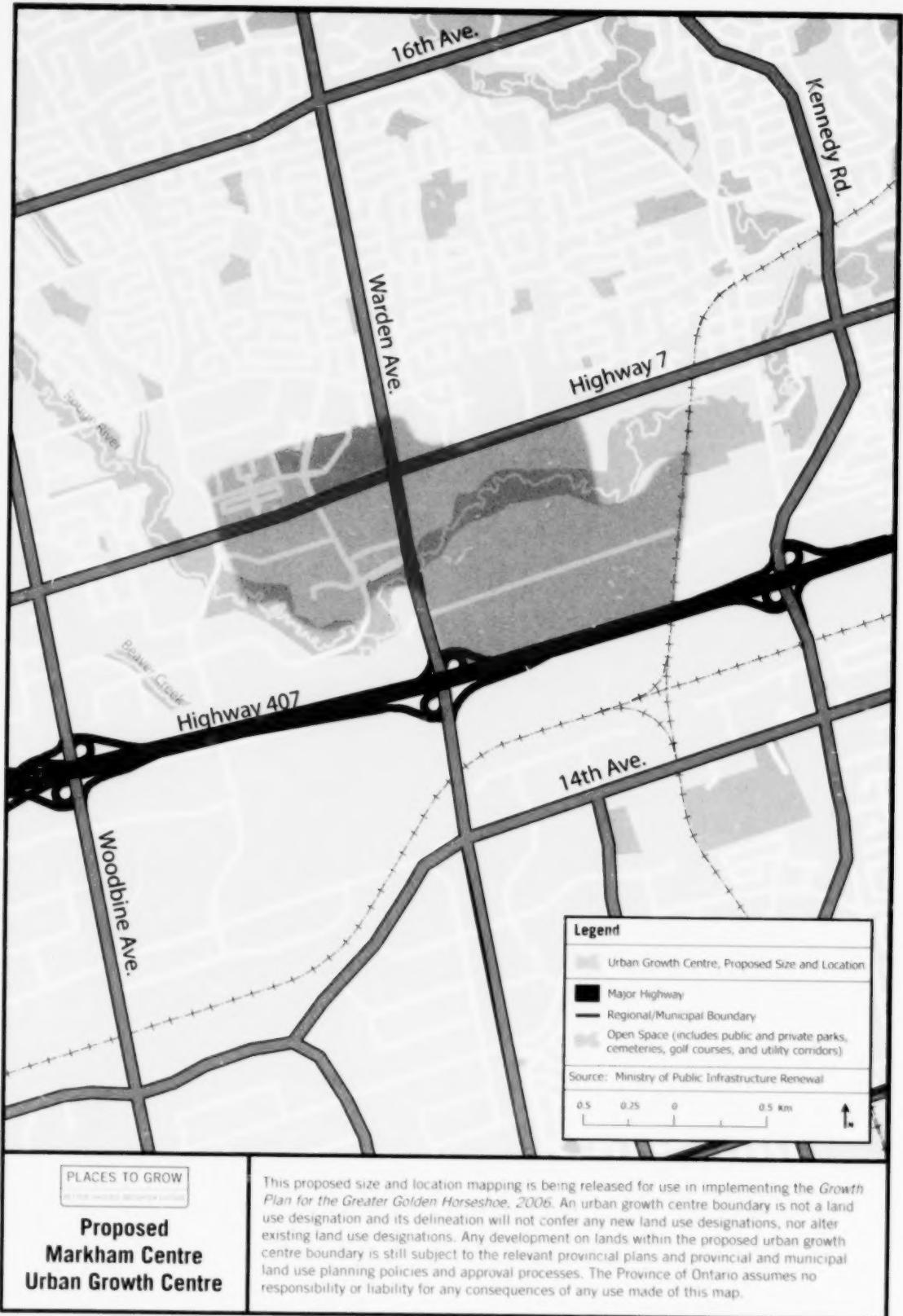
240 hectares

Approximate Density, 2001*

20 jobs and residents per hectare

*based on Statistics Canada data on an area closely corresponding to the proposed size and location.





Downtown Milton Urban Growth Centre



Key Statistics

Approximate Area

150 hectares

Approximate Density, 2001*

35 jobs and residents per hectare

*based on Statistics Canada data on an area closely corresponding to the proposed size and location.

Growth Plan Density Target

200 jobs and residents per hectare

The Town of Milton is located in the western portion of the Greater Golden Horseshoe and is one of three urban growth centres in Halton Region. The Town has experienced rapid growth over the past decade.

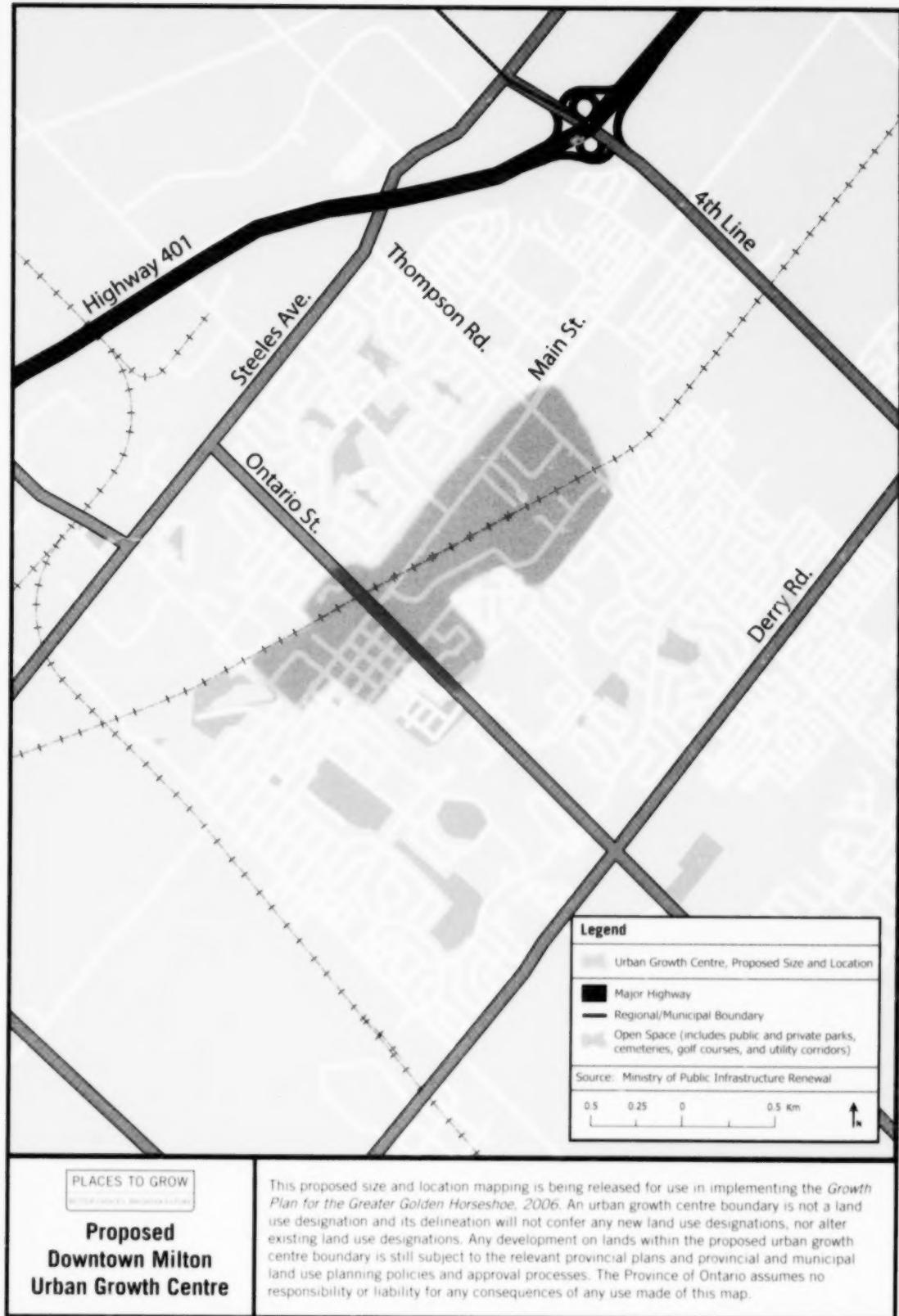
The well-balanced, historic downtown contains a cluster of public and commercial facilities, and is also a hub for retail shops and services.

The town is serviced by inter-regional and local transit. Milton has encouraged transit use and launched a pilot program "Ride Free from 9 to 3", the first of its kind in Canada, with system-wide free transit for all during off-peak hours.

In planning for the Downtown Milton urban growth centre, the Town of Milton is encouraged to consider:

- Supporting existing and planned transit investments through increased intensification in the urban growth centre.
- Promoting residential development opportunities in the downtown area to improve the live/work balance.
- Maintaining or enhancing the walkability within the urban growth centre.





Mississauga City Centre Urban Growth Centre



Growth Plan Density Target

200 jobs and residents per hectare

Mississauga City Centre is centrally located in the Greater Golden Horseshoe and is one of two urban growth centres in Peel Region. The City has experienced rapid growth over the last two decades. The centre presently has a strong cluster of civic and public facilities and continues to be a significant hub for retail shopping and services.

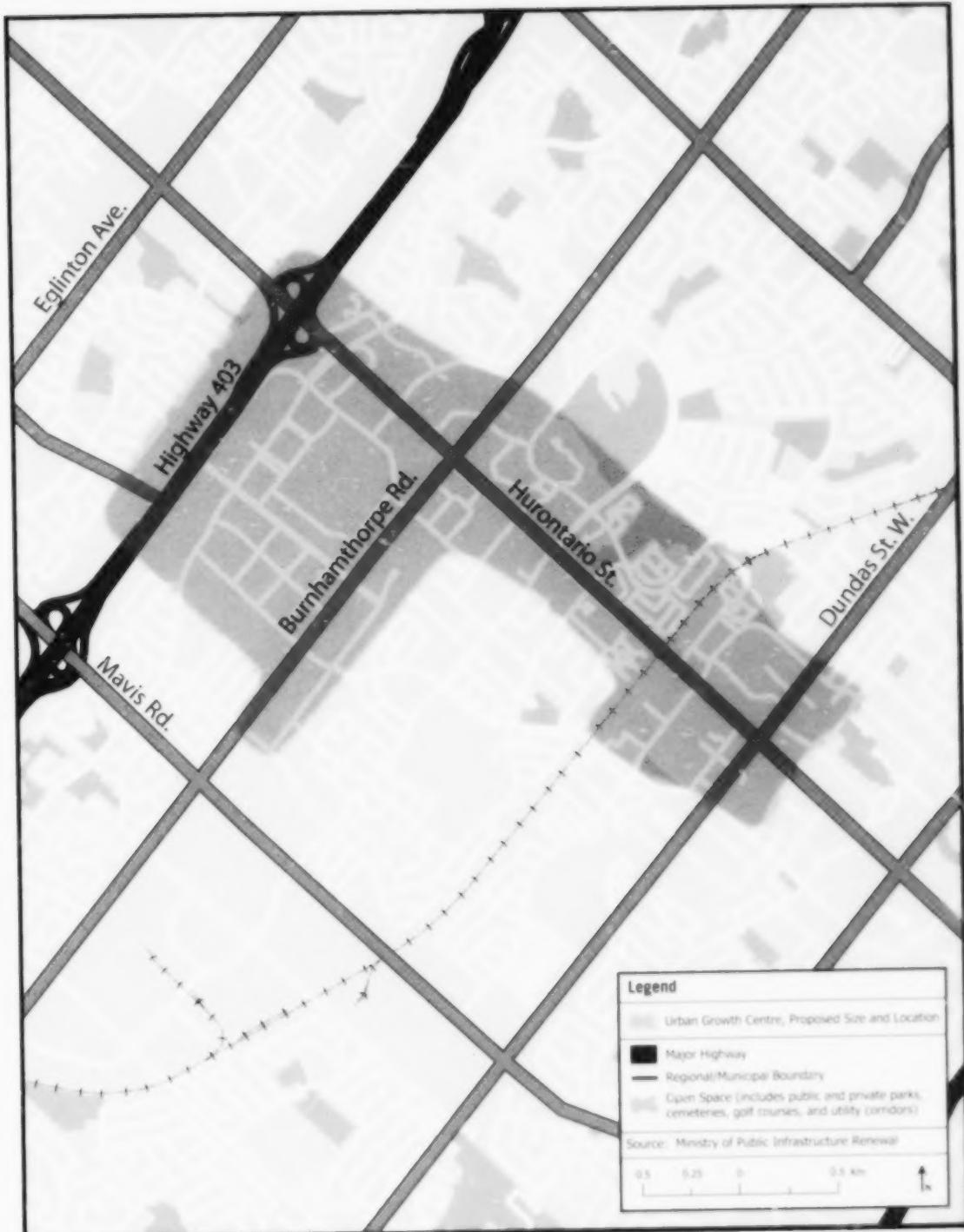
The proposed urban growth centre is serviced by local and inter-regional transit and has excellent access to major transportation corridors. Planned investments in higher order transit along Hurontario Street (Highway 10) will improve inter-regional connectivity.

Mississauga City Centre is becoming an increasingly more complete community, offering a variety of opportunities for living, working, and playing.

In planning the Mississauga City Centre urban growth centre, the City of Mississauga is encouraged to consider:

- Enhancing and improving walkability in the urban growth centre through urban design and consideration of built form.
- Encouraging a better mix of uses and street-oriented development.





PLACES TO GROW

Proposed Mississauga City Centre Urban Growth Centre

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Newmarket Centre Urban Growth Centre



Growth Plan Density Target

200 jobs and residents per hectare

Newmarket is located in the northern portion of the Greater Golden Horseshoe and is one of four urban growth centres in York Region.

Newmarket Centre includes a number of government offices and facilities. The centre also houses a very significant retail and services component.

The centre has excellent access to a major transportation corridor, and offers good inter-regional and local transit connections, including GO Transit and VIVA.

In planning the Newmarket Centre urban growth centre, the Town of Newmarket is encouraged to consider:

- Balancing live/work uses as the urban growth centre grows.
- Supporting planned transit investments through increased intensification around transit nodes.
- Enhancing walkability within the urban growth centre and surrounding areas through urban design and built form.

Key Statistics

Approximate Area

60 hectares

Approximate Density, 2001*

55 jobs and residents per hectare

*Based on Statistics Canada data in an area closely corresponding to the proposed size and location.





PLACES TO GROW
Newmarket

**Proposed
Newmarket Centre
Urban Growth Centre**

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Midtown Oakville Urban Growth Centre



Growth Plan Density Target

200 jobs and residents per hectare

The Town of Oakville is located on the north shore of Lake Ontario in the western portion of the Greater Golden Horseshoe. One of three urban growth centres in Halton Region, Midtown Oakville is emerging as a focal point of activity.

The proposed Oakville Midtown Core District Plan intends to guide the redevelopment of the area over time as a focus for higher intensity land uses. This proposed mix of uses includes a variety of employment generating land uses such as retail and service commercial uses, offices, institutions, industries, entertainment and cultural uses as well as residential uses.

Key Statistics

Approximate Area

100 hectares

Approximate Density, 2001*

30 jobs and residents per hectare

*based on Statistics Canada data on an area closely corresponding to the proposed size and location.

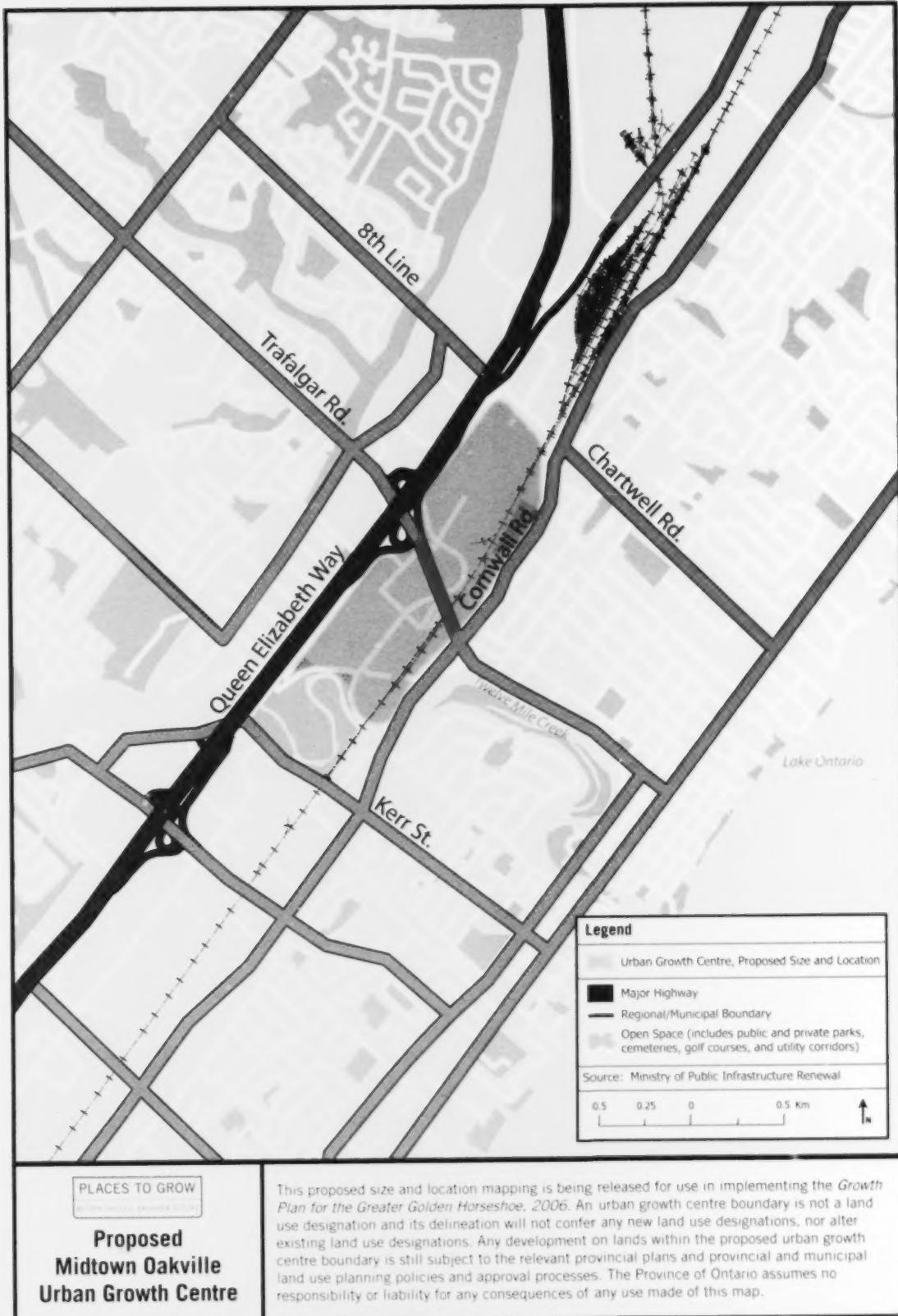
Nearby public institutions, educational facilities, retail shopping, and services will reinforce this centre's development as intensification and revitalization opportunities are identified.

The Midtown Oakville area has the special advantage of serving as a major transit hub for the surrounding community, and being easily accessible by highway and rail.

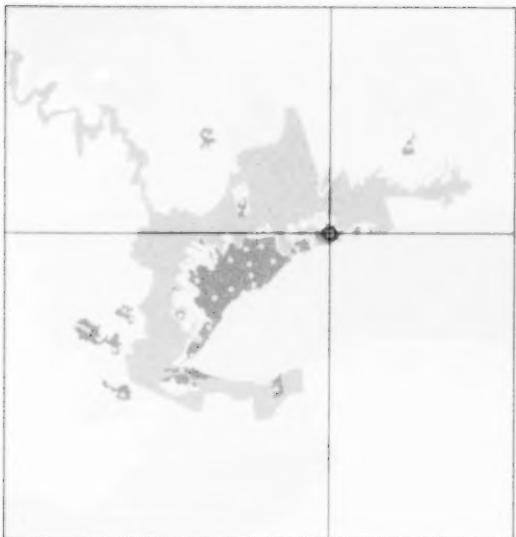
In planning the Midtown Oakville urban growth centre, the Town of Oakville is encouraged to consider:

- Supporting existing and planned transit investments through residential, employment and institutional intensification.
- Ensuring walkability and pedestrian-oriented development.
- Supporting the achievement of a complete community with a vibrant mix of uses.





Downtown Oshawa Urban Growth Centre



Growth Plan Density Target

200 jobs and residents per hectare

Downtown Oshawa is a mixed-use centre located in the eastern portion of the Greater Golden Horseshoe. It is one of two urban growth centres in Durham Region. Oshawa Creek acts as a natural border on the western edge of the downtown.

The downtown is home to an array of public facilities and cultural amenities.

Recent residential intensification is helping Downtown Oshawa to become a complete community. Investments in government facilities, such as the Durham Consolidated Courthouse, serve as recent revitalization benchmarks.

Key Statistics

Approximate Area

110 hectares

Approximate Density, 2001*

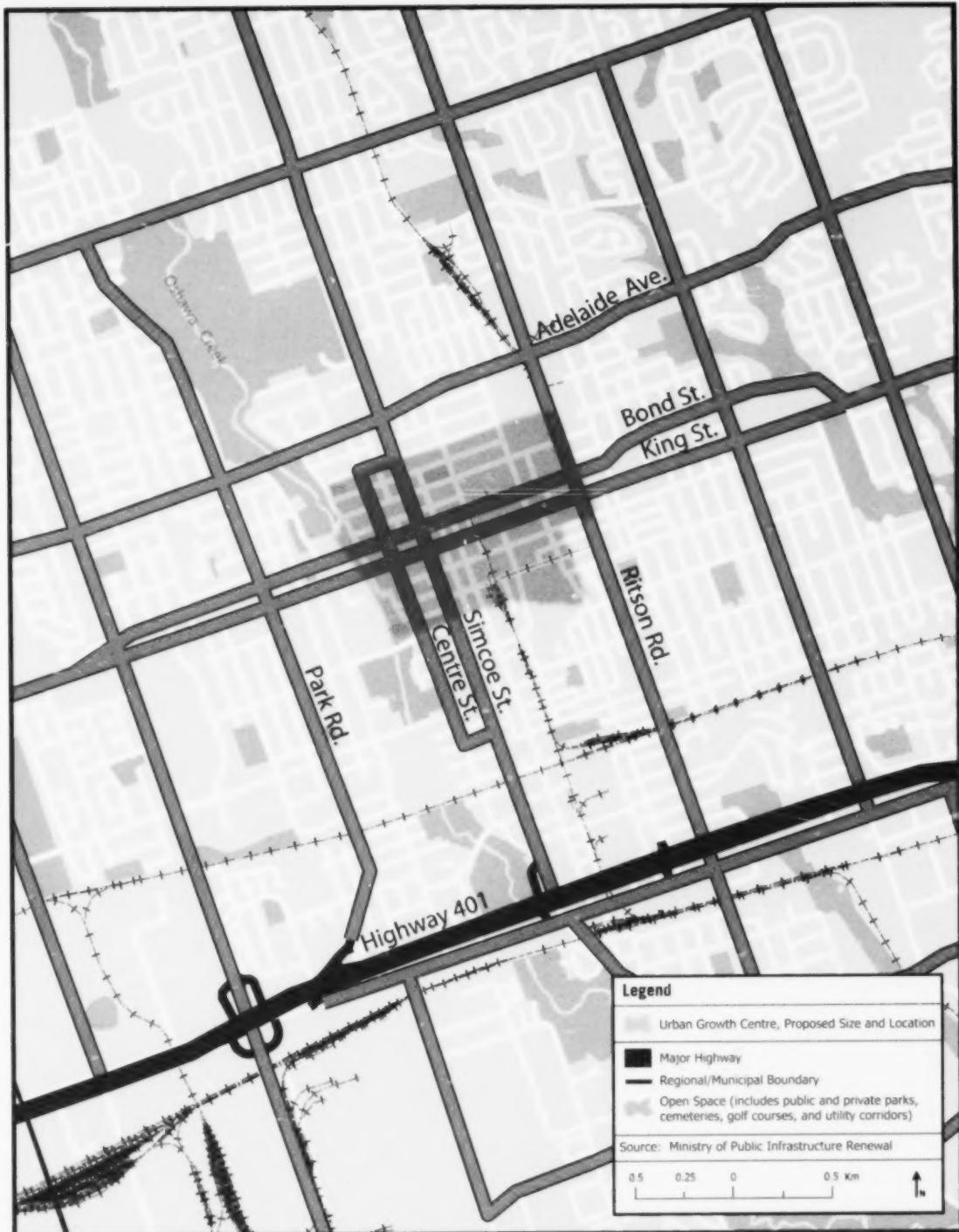
100 jobs and residents per hectare

*based on Statistics Canada data on an area closely corresponding to the proposed size and location

In planning the Downtown Oshawa urban growth centre, the City of Oshawa is encouraged to consider:

- Promoting residential, commercial and institutional intensification in the downtown core to improve the live/work balance.
- Maintaining and enhancing walkability and the pedestrian environment.
- Protecting natural heritage features in the Oshawa Creek area on the western edge of the urban growth centre.





PLACES TO GROW
Ontario Ministry of Infrastructure Renewal

**Proposed
Downtown Oshawa
Urban Growth Centre**

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Downtown Peterborough Urban Growth Centre



Growth Plan Density Target

150 jobs and residents per hectare

Downtown Peterborough is located adjacent to the Otonabee River and is the easternmost urban growth centre in the Greater Golden Horseshoe. It is a vibrant, mixed-use centre that provides regional services for surrounding communities.

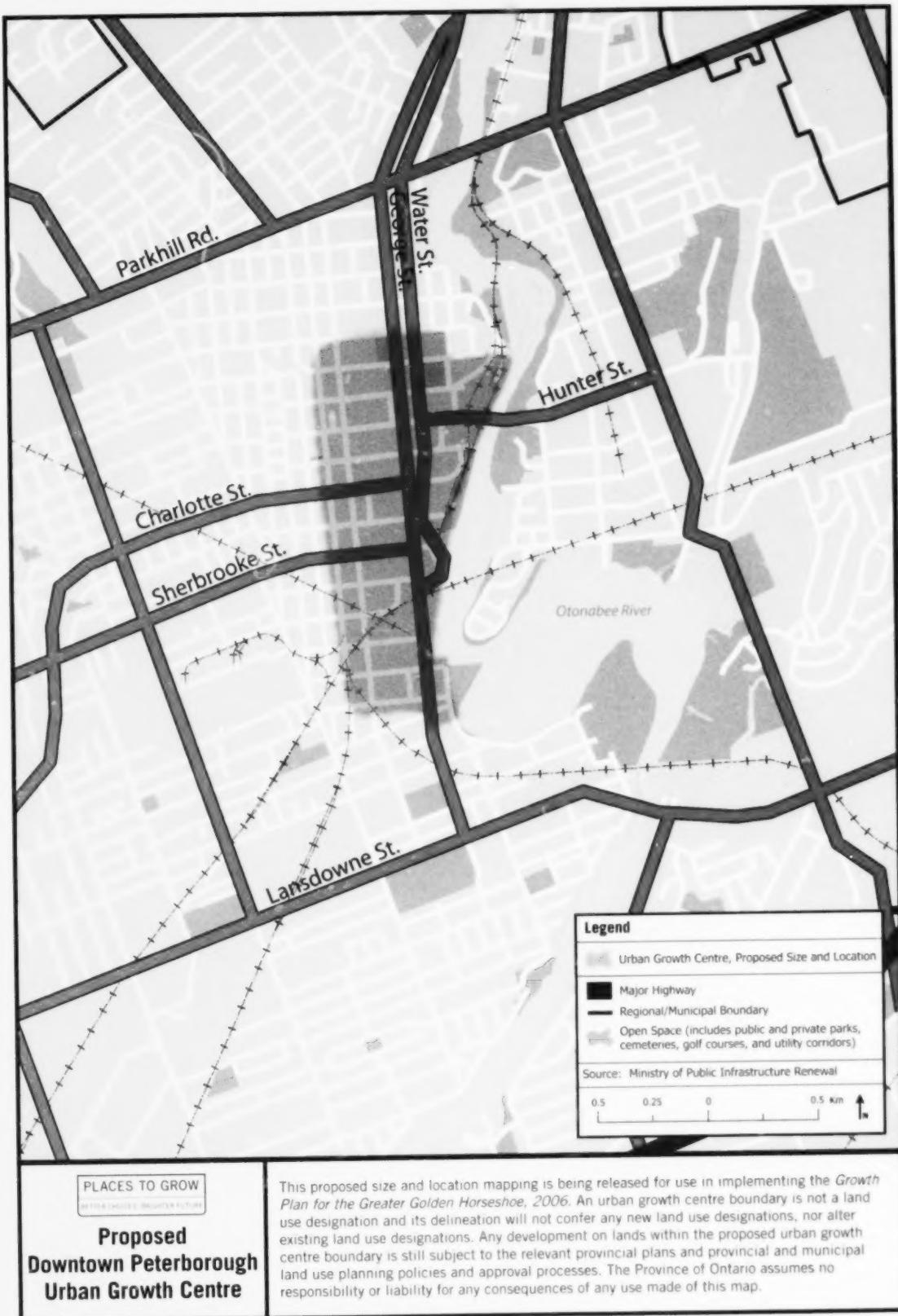
The urban growth centre is generally focused on the historic downtown commercial core area, and contains key institutional, cultural and government facilities. The city supports a healthy local transit system.

Peterborough boasts an increasingly diverse downtown sector. Streetscape improvements, the creation of a "café district" in the downtown core currently in the planning and construction stage, together with the restoration of old buildings, combine to offer a unique and inviting experience.

In planning the Downtown Peterborough urban growth centre, the City of Peterborough is encouraged to consider:

- Optimizing residential development potential in the downtown core to improve the live/work balance.
- Maintaining and enhancing the pedestrian-friendly nature of the downtown core.





Downtown Pickering Urban Growth Centre



Growth Plan Density Target

200 jobs and residents per hectare

Pickering is an emerging centre located in the eastern portion of the Greater Golden Horseshoe and is one of two urban growth centres in Durham Region. The centre is generally focused on the downtown core area, in the area northeast of the intersection of Liverpool Road and Bayly Street.

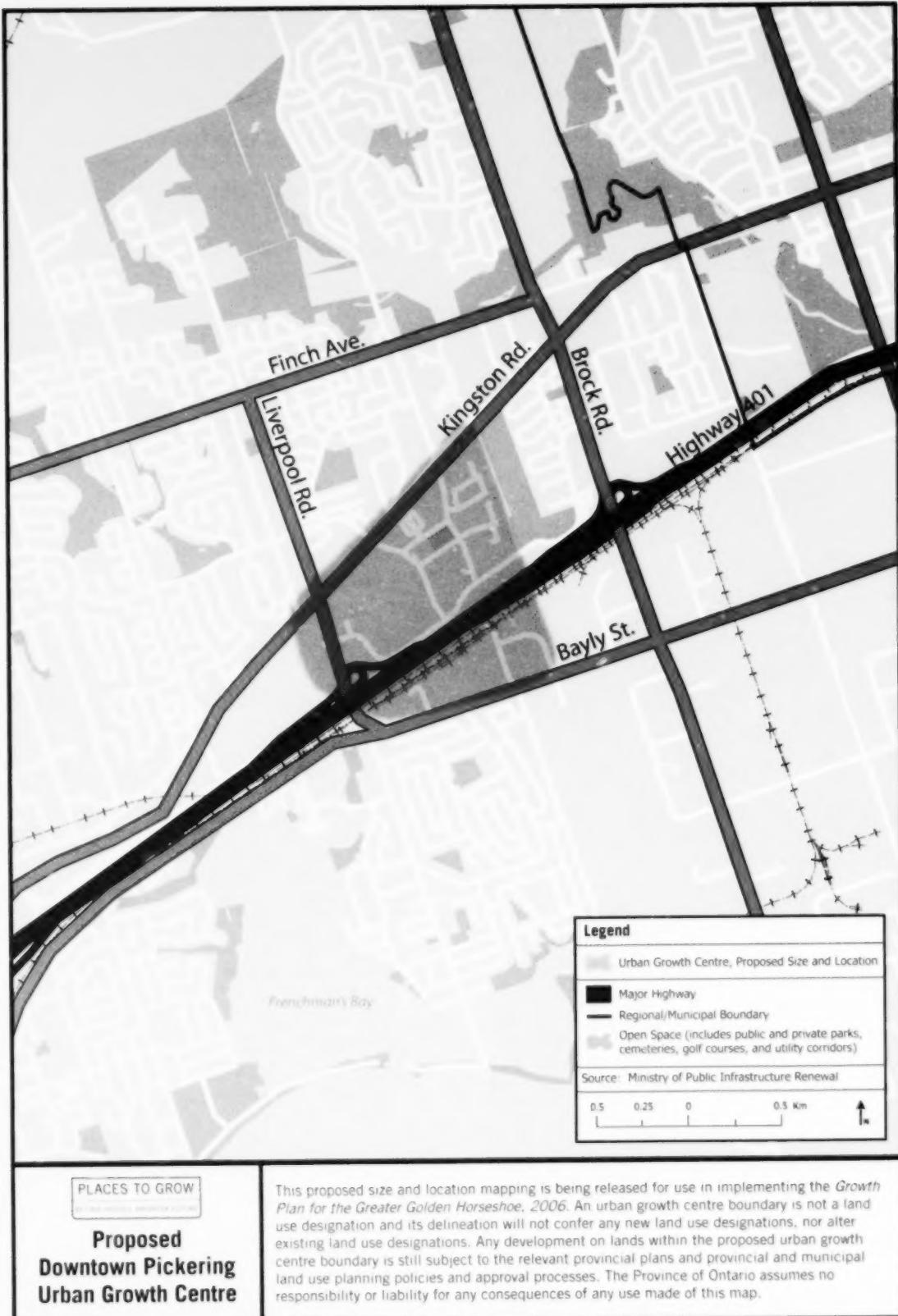
Pickering is a vibrant and active community that offers a variety of recreational, leisure and cultural activities for all ages and abilities. The downtown serves as a commercial and civic centre for the City of Pickering and surrounding communities.

The centre contains institutional and cultural facilities and is a key retail shopping and service hub. Downtown Pickering is well connected to both local and regional transit, and is located along a major transportation corridor.

In planning for the Downtown Pickering urban growth centre, the City of Pickering is encouraged to consider:

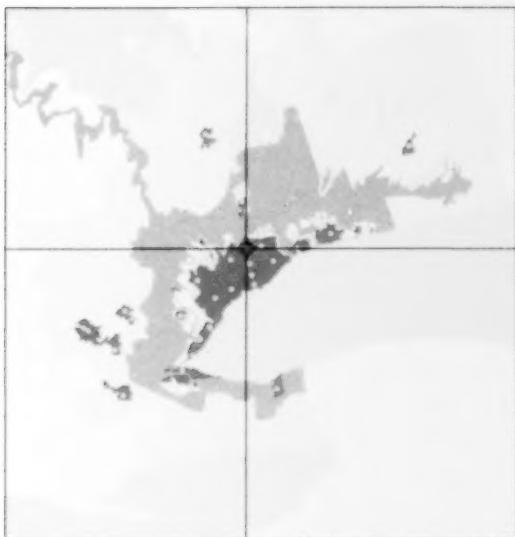
- Supporting existing and planned transit investments through residential, employment and institutional intensification.
- Ensuring walkability and pedestrian-oriented development.
- Supporting the achievement of a complete community with a vibrant mix of uses.





Richmond Hill/Langstaff Gateway

Urban Growth Centre



Growth Plan Density Target

200 jobs and residents per hectare

Richmond Hill/Langstaff Gateway is centrally located in the Greater Golden Horseshoe, and is one of four urban growth centres in York Region. Additionally, it is one of three urban growth centres aligned along the Highway 7 corridor through York Region.

This centre is an emerging node offering significant future development potential. This urban growth centre straddles the Markham/Richmond Hill border and coordination between these two municipalities and York Region will be crucial for its successful development.

Richmond Hill/Langstaff Gateway has excellent transportation linkages including a major transportation corridor and local and regional transit. This area has the special advantage of serving as a major transit hub for the surrounding community and is easily accessible by both highway and rail.

It is anticipated that planned transit investments will generate future demand for intensification in the centre. New development in the Langstaff Gateway portion of the urban growth centre presents opportunities for transit-oriented development.

In planning for the Richmond Hill/Langstaff urban growth centre, the Towns of Richmond Hill and Markham are encouraged to consider:

- Coordinating planning across jurisdictions to achieve density targets and to create complete communities.
- Optimizing existing and planned transit investments through transit-oriented development.
- Improving walkability and the pedestrian environment through urban design and built form.





PLACES TO GROW

Proposed Richmond Hill/Langstaff Gateway Urban Growth Centre

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Downtown St. Catharines Urban Growth Centre



Key Statistics

Approximate Area

115 hectares

Approximate Density, 2001*

100 jobs and residents per hectare

*based on Statistics Canada data on an area closely corresponding to the proposed size and location.

Growth Plan Density Target

150 jobs and residents per hectare

Located in the heart of Niagara Region, Downtown St. Catharines is one of the most southerly urban growth centres in the Greater Golden Horseshoe. The downtown is a walkable, mixed-use centre.

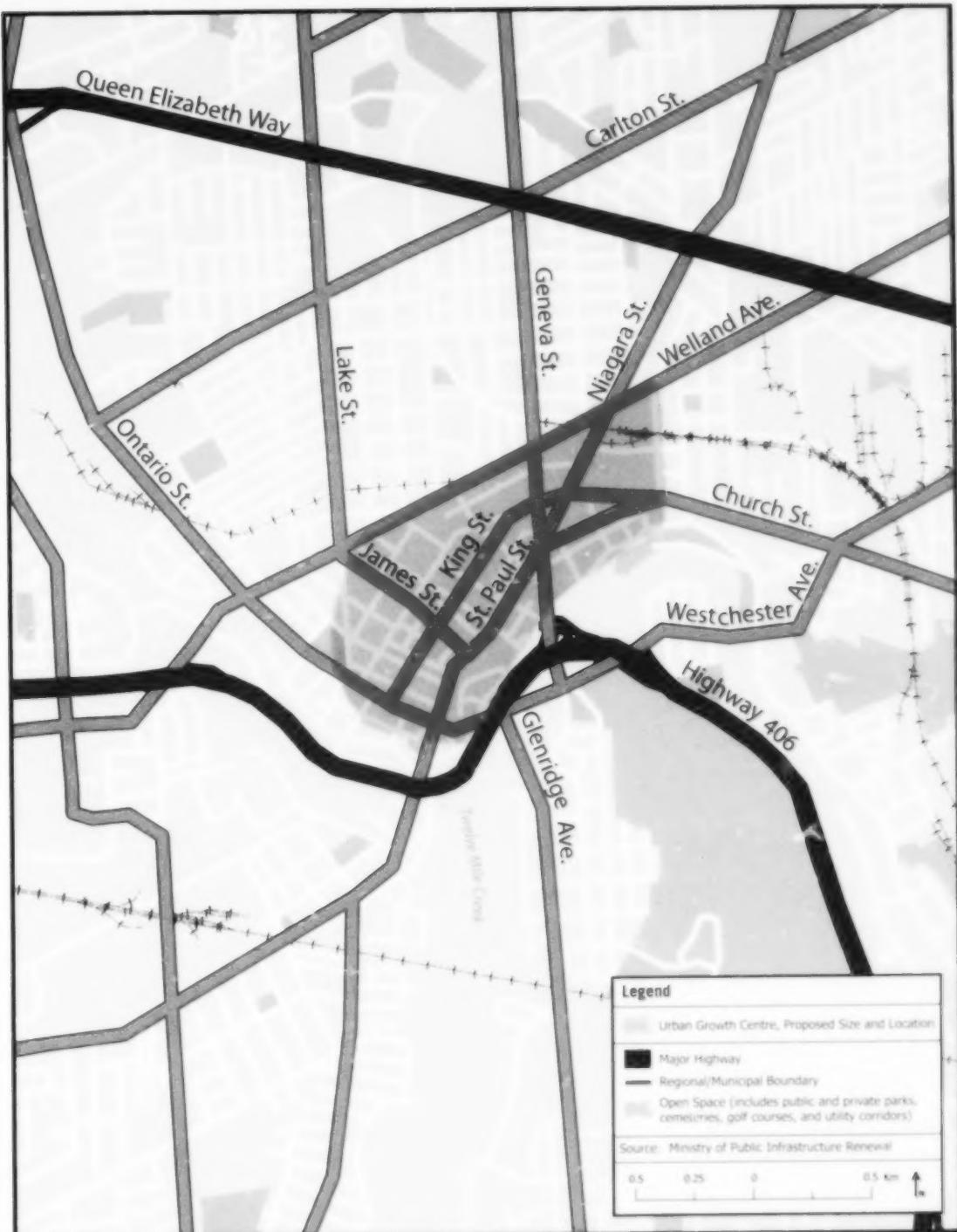
Downtown St. Catharines is home to a fascinating array of stone churches and 19th century architecture. The downtown has an eclectic mix of boutiques, bookstores, vintage shops, cafés and a variety of restaurants.

The centre contains a cluster of civic facilities and office uses. Additionally, the centre is serviced by local and regional transit facilities.

In planning the Downtown St. Catharines urban growth centre, the City of St. Catharines is encouraged to consider:

- Enhancing and supporting residential intensification opportunities in the downtown area to promote a better live/work balance.
- Ensuring appropriate built form for new construction in areas adjacent to the Yates Street and Queen Street Heritage Districts.





PLACES TO GROW

Proposed Downtown St. Catharines Urban Growth Centre

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Toronto: Downtown Urban Growth Centre



Growth Plan Density Target

400 jobs and residents per hectare

Toronto has a special place in the Canadian urban landscape as the country's largest city and Ontario's capital. Toronto is located in the centre of the Greater Golden Horseshoe.

The city's vibrant neighbourhoods help form culturally diverse communities providing an urban life that nurtures creativity and entrepreneurial spirit.

Downtown Toronto is host to a number of amenities and facilities, many of them clustered such as the financial district, the medical cluster located along University Avenue, and education facilities connected through the northern portion of the urban growth centre. It is also home to a cluster of world class cultural and sporting facilities.

As the heart of the regional transit system, downtown Toronto's key transportation facilities connect local, regional, domestic and international destinations.

In delineating the Downtown Toronto urban growth centre, the City of Toronto is encouraged to consider directing growth to the Central Waterfront, where there are unique opportunities to accommodate substantial employment and residential growth.

Key Statistics

Approximate Area

1,170 hectares

Approximate Density, 2001*

380 jobs and residents per hectare

*Based on Statistics Canada data on an area closely corresponding to the proposed size and location.





Legend

- Urban Growth Centre, Proposed Size and Location
- Major Highway
- Regional/Municipal Boundary
- Open Space (includes public and private parks, cemeteries, golf courses, and utility corridors)

Source: Ministry of Public Infrastructure Renewal



PLACES TO GROW

Proposed Toronto: Downtown Urban Growth Centre

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Toronto: Etobicoke City Centre Urban Growth Centre



Growth Plan Density Target

400 jobs and residents per hectare

Etobicoke City Centre is a mixed-use centre that serves as the main commercial centre and a major transit hub for western Toronto. The centre is one of five urban growth centres located within the City of Toronto.

Strategically located between downtown Toronto and Pearson International Airport, Etobicoke City Centre has recently begun to experience strong demand for intensification and redevelopment.

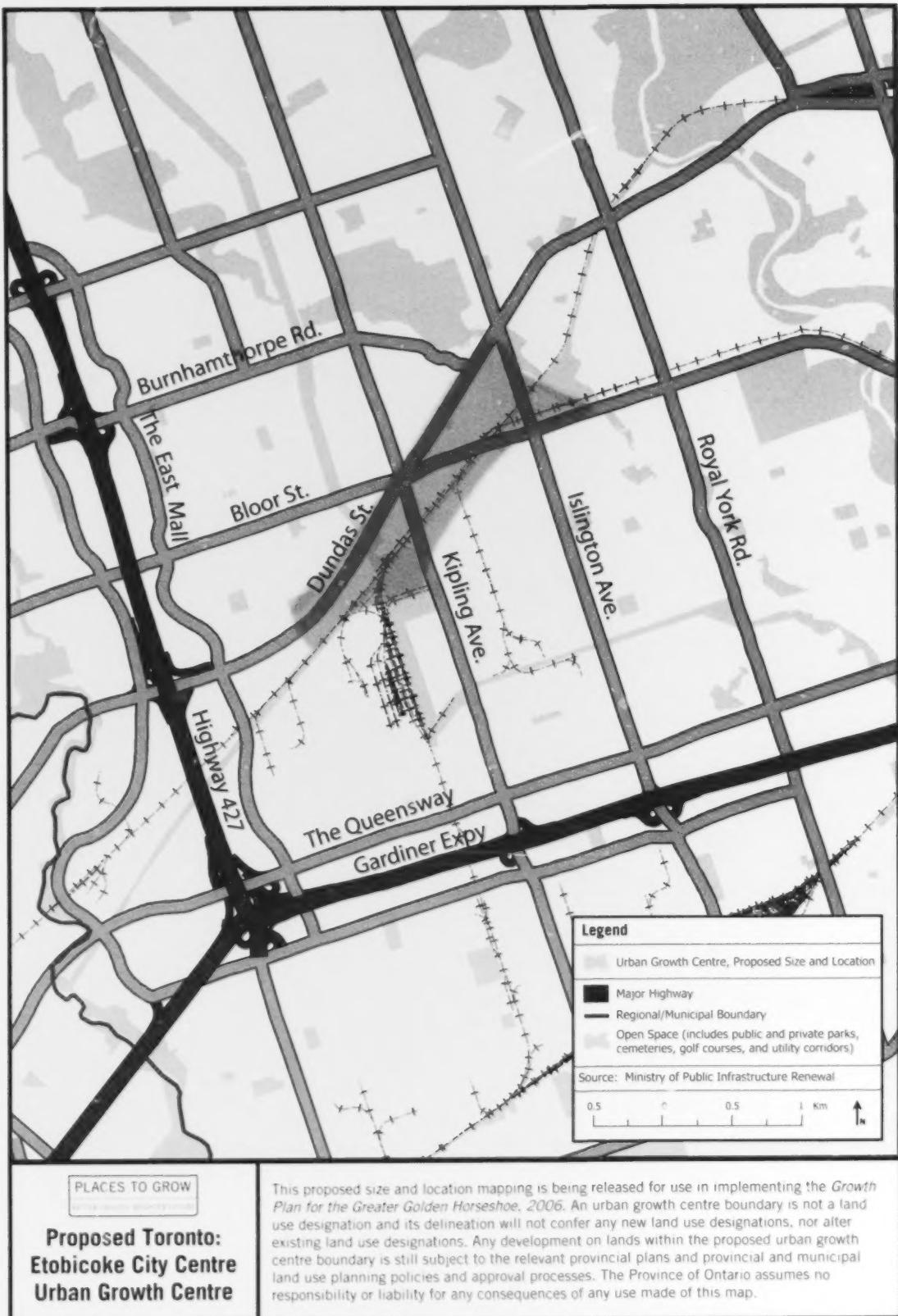
The centre is generally aligned along the TTC subway corridor between Islington and Kipling TTC stations. Planned transit investments will further improve local and regional connectivity.

The Centre is also connected through several major arterial roads, and is in close proximity to two major transportation corridors, the Gardiner Expressway/Queen Elizabeth Way and Highway 427, which provide easy access to both domestic and international markets.

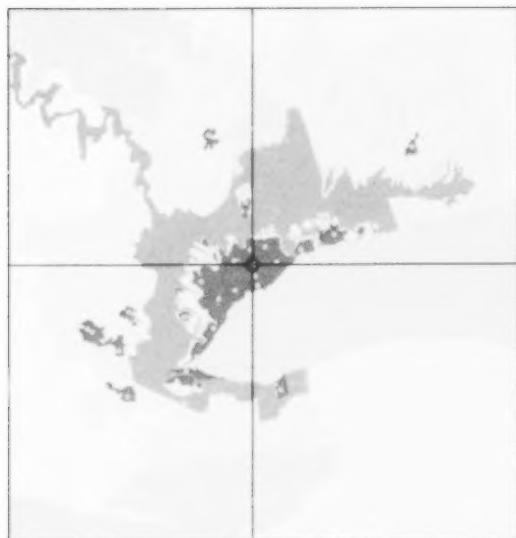
In planning the Etobicoke City Centre urban growth centre, the City of Toronto is encouraged to consider:

- Encouraging a better mix of uses and transit-oriented development.
- Supporting transit and transportation investments through intensification.
- Balancing residential and employment uses to ensure a vibrant mix of uses.
- Enhancing and improving walkability in the urban growth centre through urban design and consideration of built form.





Toronto: North York Centre Urban Growth Centre



Growth Plan Density Target

400 jobs and residents per hectare

North York Centre is located in north Toronto and is one of five urban growth centres in the City of Toronto. The centre offers good potential for further intensification in coming years and has a strong live/work balance.

The centre presently contains a cluster of civic and public facilities, as well as cultural and recreational facilities. Office and commercial uses stand out as the dominant employment functions in this centre. The centre acts as a key transit hub, with three subway stations and a subway interchange at Sheppard Avenue in addition to inter-regional transit connections.

Key Statistics

Approximate Area

170 hectares

Approximate Density, 2001*

210 jobs and residents per hectare

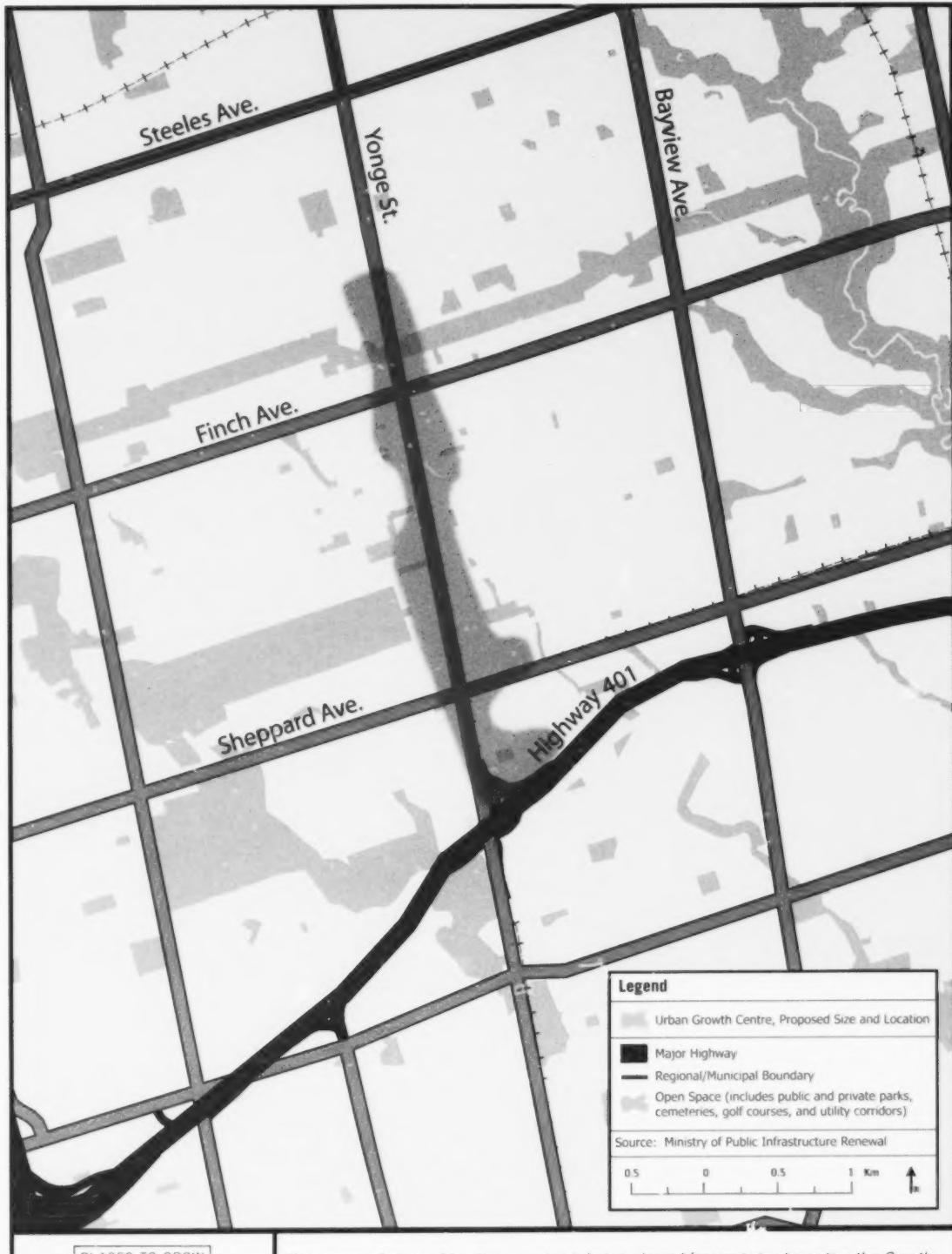
*based on Statistics Canada data on an area closely corresponding to the proposed size and location.

With many housing options, excellent access to major transportation corridors and close proximity to the Downtown Toronto centre, it is expected that North York Centre will continue to thrive.

In planning the North York Centre urban growth centre, the City of Toronto is encouraged to consider:

- Maintaining and enhancing the pedestrian environment along the Yonge Street corridor.
- Promoting the appropriate transition of built form from the urban growth centre to surrounding residential neighbourhoods.
- Supporting existing transit investments through further intensification.





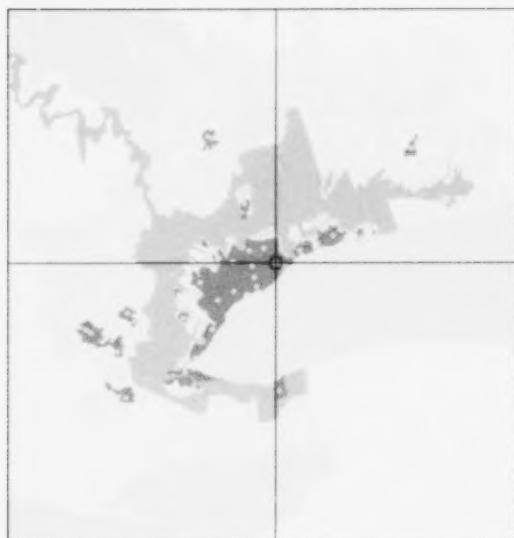
PLACES TO GROW
BETTER PLACES. BETTER FUTURES.

Proposed Toronto: North York Centre Urban Growth Centre

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Toronto: Scarborough Centre

Urban Growth Centre



Growth Plan Density Target

400 jobs and residents per hectare

Scarborough City Centre is located in eastern Toronto, and is one of five urban growth centres within the city.

This mixed-use area serves as a regional commercial centre for the surrounding area, offering retail shopping and services. The centre also contains a cluster of civic and public uses and is a local and regional transit hub.

The centre has been experiencing a boom in residential development over the last decade, and continues to attract new development opportunities.

Key Statistics

Approximate Area

155 hectares

Approximate Density, 2001*

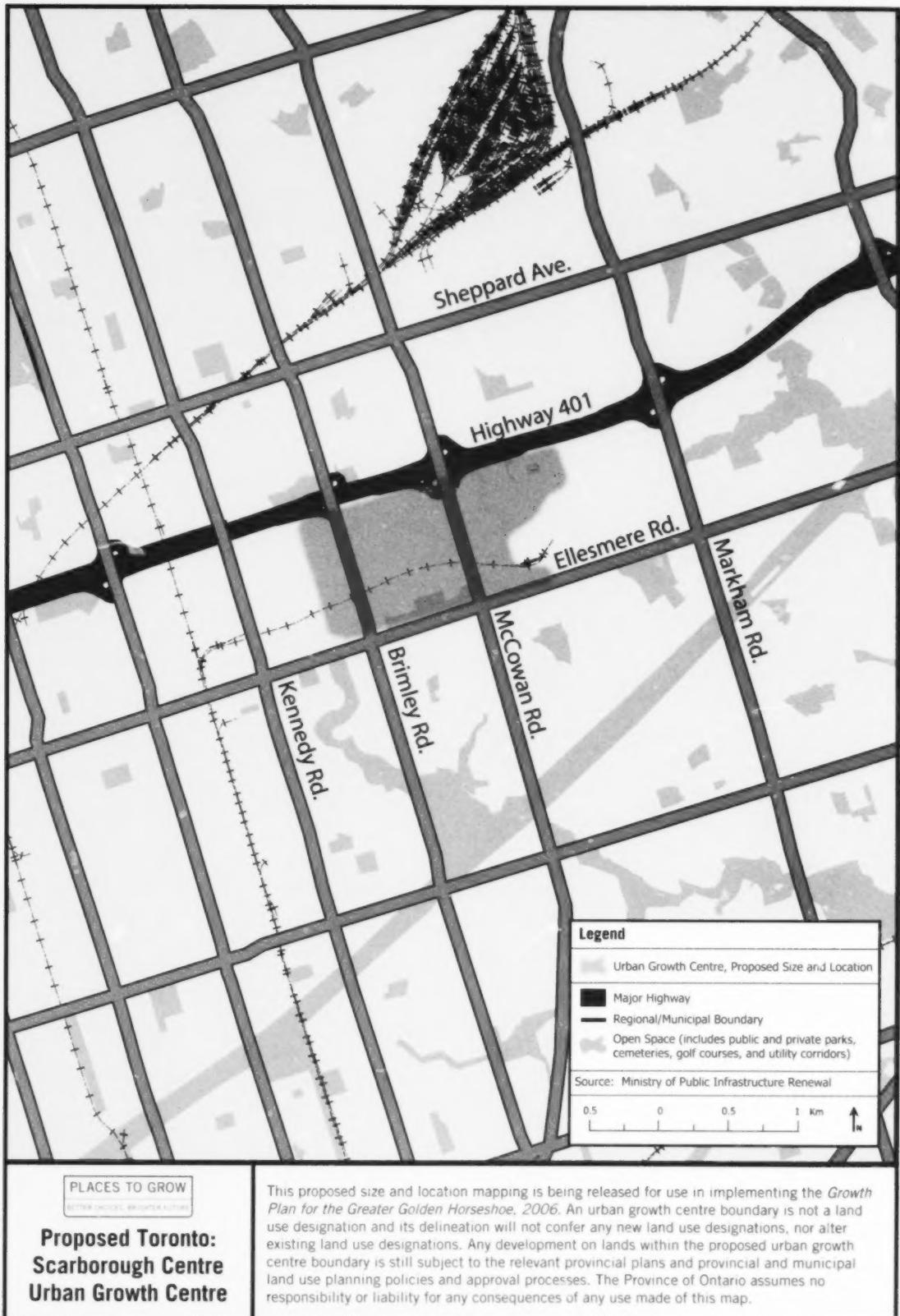
90 jobs and residents per hectare

*based on Statistics Canada data on an area closely corresponding to the proposed size and location.

In planning the Scarborough Centre urban growth centre, the City of Toronto is encouraged to consider:

- Promoting a healthy live/work balance and a complete community.
- Enhancing the pedestrian environment within the centre and between surrounding neighbourhoods.
- Supporting transit investments through the promotion of intensification.





Toronto: Yonge-Eglinton Centre Urban Growth Centre



Growth Plan Density Target

400 jobs and residents per hectare

Yonge-Eglinton Centre is one of five urban growth centres in the City of Toronto. It is a vibrant, walkable, mixed-use area that serves as a commercial centre for the surrounding neighbourhoods.

Located along the Yonge subway corridor, the centre offers a diverse mix of retail shops, offices and housing choices. There is currently a significant level of office and retail employment activity located in the centre, including a number of corporate head offices.

Improved built form including streetscapes, pedestrian connections, upgraded transit stations, and architectural design will improve the public realm in the area and ensure that Yonge-Eglinton remains a community with a vibrant mix of active commercial spaces within the context of an established residential neighbourhood.

In planning for the Yonge-Eglinton Centre urban growth centre, the City of Toronto is encouraged to consider:

- Maintaining and enhancing the pedestrian-friendly environment within the centre and surrounding neighbourhoods.
- Ensuring the appropriate transition of built form between higher density development and stable residential neighbourhoods.
- Maintaining existing densities.





PLACES TO GROW
BY 2031: GOALS AND OPPORTUNITIES

Proposed Toronto: Yonge-Eglinton Centre Urban Growth Centre

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Vaughan Corporate Centre

Urban Growth Centre



Growth Plan Density Target

200 jobs and residents per hectare

Vaughan Corporate Centre is one of four urban growth centres in York Region. Additionally, it is one of three urban growth centres aligned along the Highway 7 corridor through York Region.

This emerging centre has experienced rapid growth in the last decade. The centre offers excellent transportation access, being aligned at the junction of two major transportation corridors and is the site of a proposed subway extension.

While the centre currently does not have a mix of uses or high intensity, the City of Vaughan is planning for the development of the Vaughan Corporate Centre to become a complete urban centre including social, cultural and civic functions, tourism, and recreation activities. Working in partnership with area developers and builders, the City will be creating a showcase urban centre that combines total accessibility with multi-use facilities for both businesses and residents.

Key Statistics

Approximate Area

160 hectares

Approximate Density, 2001*

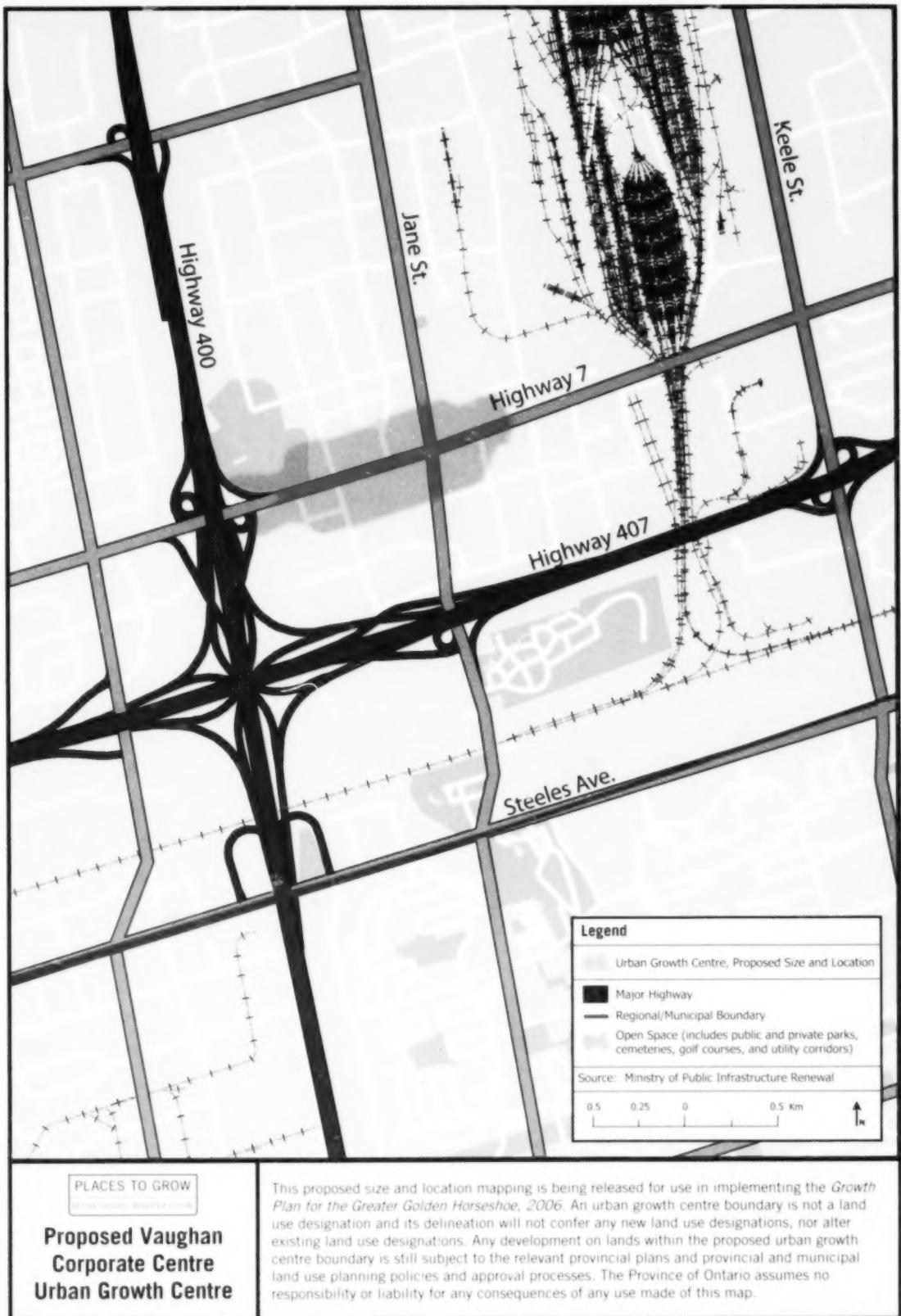
15 jobs and residents per hectare

*based on Statistics Canada data on an area closely corresponding to the proposed size and location.

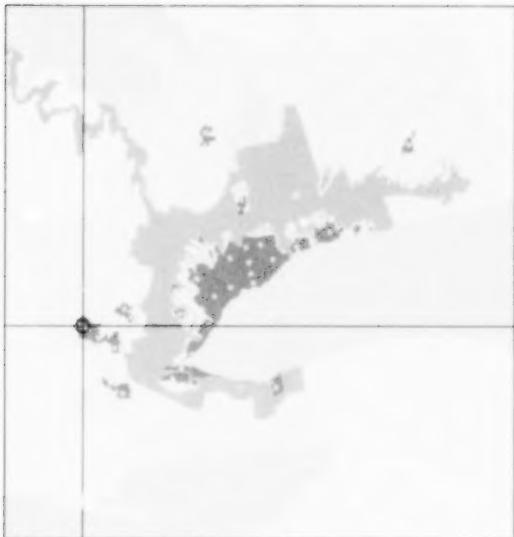


In planning the Vaughan Corporate Centre urban growth centre, the City of Vaughan is encouraged to consider:

- Improving the live/work balance to create a complete community by promoting residential development opportunities.
- Supporting planned transit investments through mixed-use intensification that follows transit-oriented urban design guidelines.
- Improving walkability and the pedestrian environment through urban design and consideration of built form.



Uptown Waterloo Urban Growth Centre



Growth Plan Density Target

200 jobs and residents per hectare

Uptown Waterloo is located in the western portion of the Greater Golden Horseshoe, and is one of three urban growth centres in Waterloo Region.

It is a walkable, mixed-use centre that serves as a commercial and cultural centre for the surrounding community.

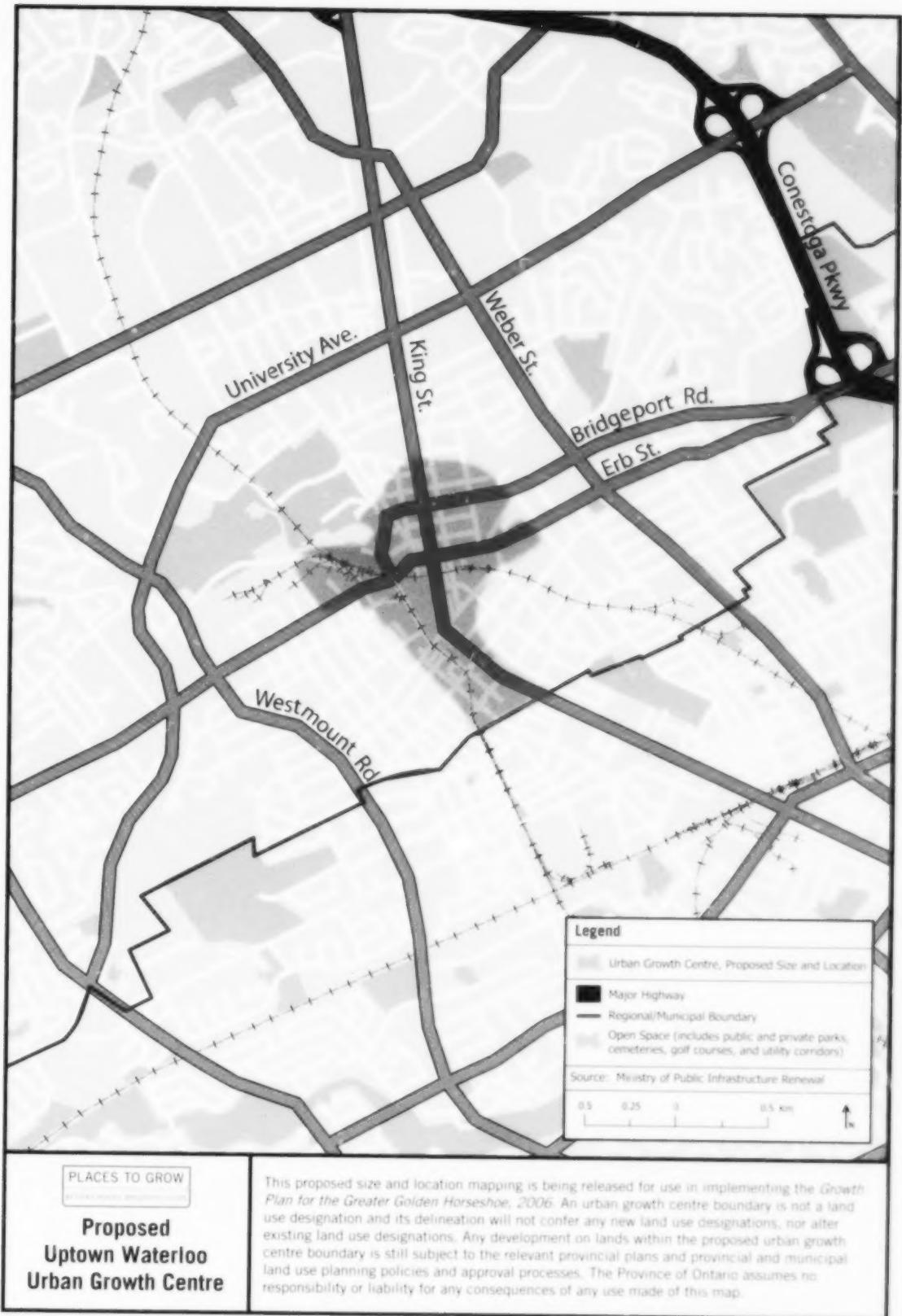
The centre contains extensive cultural, institutional and government facilities as well as recreational amenities. The centre is generally focused on the historic commercial and retail core, which has long been the heart of the City of Waterloo.

In the future, the urban growth centre will be linked with the cities of Kitchener and Cambridge through a planned regional rapid transit system.

In planning the Uptown Waterloo urban growth centre, the City of Waterloo is encouraged to consider:

- Approving new development within and adjacent to the heritage district in Uptown Waterloo that is appropriate for the character of the neighbourhood.
- Maintaining and enhancing the pedestrian friendly nature and walkability in the urban growth centre and connected neighbourhoods.
- Focusing intensification on areas near the proposed regional rapid transit stations.





SECTION 3.

Seeking Feedback

We want to hear from you.

We welcome feedback on the issues outlined in this document, including the guiding principles, urban growth centre profiles, and proposed size and location of each urban growth centre.

Comments can be submitted before May 30th, 2008 to:

Ontario Growth Secretariat
Ministry of Public Infrastructure Renewal
777 Bay St., 4th Floor, Suite 425
Toronto, Ontario M5G 2E5

Fax: 416-325-7403
E-mail: PlacestoGrow@ontario.ca

For more information please call our toll-free line at 1-866-479-9781 or visit www.placestogrow.ca.

APPENDIX

Urban Growth Centre Density Summary Chart

Urban Growth Centre	Density Target	Density, 2001*	Density Ratio
	Residents and jobs/hectare	Residents and jobs/hectare	Residents:Jobs
Downtown Barrie	150	60	39:61
Downtown Brampton	200	65	50:50
Downtown Brantford	150	60	32:68
Downtown Burlington	200	75	57:43
Downtown Cambridge	150	70	26:74
Downtown Guelph	150	95	27:73
Downtown Hamilton	200	195	34:66
Downtown Kitchener	200	120	18:82
Markham Centre	200	20	19:81
Downtown Milton	200	35	47:53
Mississauga City Centre	200	100	62:38
Newmarket Centre	200	55	13:87
Midtown Oakville	200	30	12:88
Downtown Oshawa	200	100	27:73
Downtown Peterborough	150	100	24:76
Downtown Pickering	200	50	52:48
Richmond Hill/Langstaff Gateway	200	15	56:44
Downtown St. Catharines	150	100	27:73
Toronto: Downtown	400	380	19:81
Toronto: Etobicoke Centre	400	115	58:42
Toronto: North York Centre	400	210	45:55
Toronto: Scarborough Centre	400	90	24:76
Toronto: Yonge-Eglinton Centre	400	435	45:55
Vaughan Corporate Centre	200	15	0:100
Uptown Waterloo	200	75	25:75

* Based on Statistics Canada data on an area closely corresponding to the proposed size and location.

Ministry of Public Infrastructure Renewal

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